

Glenora
Historic Resources Inventory

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THE CITY OF Edmonton

DONALD LUXTON AND ASSOCIATES INC

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1.0 Introduction

The Glenora Historic Resources Inventory was a multi-year project that involved the development of a Places of Interest List, 132 Heritage Survey sites, a Historic Context and Thematic Framework (Phase 1 – 2015) and a Historic Resources Inventory of 125 sites (Phase 2 – 2016). The goal of the project was to build on the previous inventory of 22 sites and develop a framework for adding new sites to the Inventory of Historic Resources in Edmonton in order to help protect and raise awareness of this important and highly intact historic neighbourhood. From Glenora's early beginnings as an enclave for the city's elite just west of Edmonton's core beginning in the 1910s, its development through the neighbourhood's 'Golden Age' in the late 1920s and 1930s, through to the Post-war boom period in the 1950s to 1960s, the 2016 Glenora Historic Resources Inventory captures the built-history of one of the city's most exclusive and well planned urban communities.

The Glenora Historic Resources Inventory, Phase 2, entailed the development of 125 Statements of Significance (SOS) and Statements of Integrity (SOI) selected by the Consultant team, the City of Edmonton Heritage Management Unit and Glenora's Heritage Committee over the course of 2016. The Province of Alberta also requires an SOI for each resource, which provides a current assessment of the building's integrity.
The three-part SOS contains:

- Brief description of the historic place
- Identification of key heritage values based on themes developed in the Thematic Framework developed in Phase 1 of this project (2015)
- List of Character-Defining Elements defined as the principal materials or elements attributed to the values of the resource.

Each of the 125 sites was analyzed in a series of field reviews and were extensively researched through archival research and oral interviews of owners and architects. The sites were presented in nine batches evaluated by the City's Historic Resources Review Panel (HRRP) from March to November 2016. Of the 125 sites presented to the HRRP, 116 sites were accepted for recommendation to the Edmonton Historical Board and were subsequently added to the City's Inventory of Historic Resources. The preliminary list of 132 sites was presented to the community in a Public Open House on March 9, 2016. Fifty-five participants were in attendance.

March 8 2016	Project Start-up Start-up meeting with Heritage Committee
February – October	Fieldwork
March 9	Open House #1(55 attendees)
March 8	Evaluation Review with HRRP (Batch 1)
April 12	Evaluation Review with HRRP (Batch 2)
May 10	Evaluation Review with HRRP (Batch 3)
May 24	Evaluation Review with HRRP (Batch 4)
June 14	Evaluation Review with HRRP (Batch 5)
September 13	Evaluation Review with HRRP (Batch 6)
October 11	Evaluation Review with HRRP (Batch 7)
October 25	Evaluation Review with HRRP (Batch 8)
November 8	Evaluation Review with HRRP (Batch 9)
December 16	Submission of final Glenora Historic Resources Inventory Report

As requested by the City, the scope of work also included an analysis and identification of potential heritage character/conservation areas in the Glenora neighbourhood. These areas should retain a significance in terms of original historic building stock, development and massing patterns, street layout, landscape features and pedestrian and vehicle access characteristics. While all individual buildings within a heritage character/conservation area are not necessarily historic in nature, the overall character of these nodes within Glenora is representative of the neighbourhood's history.

Depending on the level of interest in the community, these areas may be used to form the basis of special area zoning that could be enacted by the City of Edmonton to encourage the retention of existing historic buildings, and that new development is respectful and compatible with the existing character.

2.0 Glenora Historic Context Paper

2.1 INTRODUCTION

Glenora neighbourhood is almost entirely residential. It was developed as an exclusive prestigious area just before the outbreak of the First World War. Lying north of the North Saskatchewan River valley and extending north to 107th Avenue, Glenora stretches west from the Groat Road to 142nd Street. Part of the early "Groat Estate," Glenora's significant residential development commenced in the years just prior to the war. River Lot 2, owned by Malcolm Groat, was purchased and developed by James Carruthers and the Great West Land Company. The Carruthers Caveat ensured high housing standards in Glenora, which was named by Carruthers. Carruthers further ensured the reputation of Glenora when he donated land for the Lieutenant-Governor's Residence and its development when he negotiated construction of a bridge across the Groat Ravine to connect with urban development in the downtown area.

Much of Glenora was built up during the real estate boom. Following the Second World War and Post-war prosperity initiated by the discovery of oil near Edmonton in February 1947, the remainder of the western and northern fringes of the community were developed, replacing earlier light industrial and commercial development outside the area defined in the Carruthers Caveat. Today the original core of Glenora retains its special character and its prestigious reputation.

2.2 SETTLEMENT

The community of Glenora has supported a human population for thousands of years. First Nations first made use of the land and its resources in the river valley and its tributary ravines and creeks. The potential to observe wildlife and other people from the heights of the river escarpment were used by the First Nations as well. Their tipis, sometimes called lodges, were their main dwelling and at times tipi camps were the largest communities along the North Saskatchewan River, as traders at the Edmonton forts would often note. As hundreds of Blackfoot people gathered to trade by the 1840s, local traders recorded their presence. Sir George Simpson, the "Little Governor" of Rupert's Land, began his famous voyage of inspection around the world in August 1841. While stopping in Fort Edmonton, he recorded that some 350 lodges formed a camp on the south bank of the river. Such a camp could represent over a thousand people.

With the advent of the fur trade in the area in the 18th century, European people arrived in the area, and following the transfer of western lands to Canada, people began to flood into Edmonton and Strathcona from almost every nation. Glenora, and Edmonton, saw their character defined by this process, and would continue to evolve with each decade of development.

First Nations occupied the interior of North America for millennia before the first Europeans arrived. These included Sarcee, Assiniboine, Blackfoot and Cree people during the immediate pre-contact period. After taking over the role of trade middlemen in the transcontinental boreal forest in the mid- 17th century, the Cree increasingly dominated the land along the North Saskatchewan River valley. Henry Kelsey was the first English fur trader to penetrate the interior

as far as present Manitoba, and Anthony Henday arrived in present Alberta in 1754-1755, passing twice near the present location of Edmonton. Aside from such exploratory events, Rupert's Land, all lands draining into Hudson Bay, which had been granted to the Hudson's Bay Company by charter in 1670, was administered from a distance, either Hudson Bay or Montreal, for two centuries, and all European activities in the Edmonton area following the establishment of the first Fort Edmonton in 1795 were directed at the pursuit of the fur trade until the new Dominion of Canada purchased and assumed administration of the Hudson's Bay Company territories in 1869-1870.

This theme celebrates the range of influences in Glenora from its time as the home of Cree and Métis, its first European fur trade exploration, and later settlement as a prestigious neighbourhood enclave.

Role of the North Saskatchewan River in Shaping the Glenora Landscape

Powerful floods have scoured the North Saskatchewan River valley for thousands of years since the last ice age. The river cut down through deep moraine for about 3,000 years, when it hit an impermeable, clay-covered bedrock. This forced the river to dig into the valley walls, sculpting the deep escarpments and tributary ravines. Glenora was defined by its proximity to the North Saskatchewan River valley from the beginning. Overlooking the valley to its immediate south, its river-view lots and winding residential roads were a direct response to its geographical and topographical character. Prior to acquisition of Groat Estate by Malcolm Groat, the use of the ravines transitioned from First Nations use to similar use for hunting, fishing, and cutting firewood and timber by the first settlers during the immediate post-contact and later residential period. Occupants respected this land usage following the first subdivision and occupation of the neighbourhood, a tradition that continues today. The river valley topography also imposed a physical separation from Edmonton settlement, leading to its special "suburban" character at an early period.

Enduring First Nations Presence

First Nations
First Nations were the first inhabitants of the area. By the time human habitation began in what became the Edmonton area, the North Saskatchewan River had largely taken on its present course. By the 17th century the river valley was the meeting place of plains and parkland, and soon would become the northern boundary of a violently contested strip of land lying between the Battle River and the North Saskatchewan. The Cree and Blackfoot peoples became the principal contestants and combatants in this area.

People used the river valley and its sheltered terraces for millennia before the first Europeans arrived in the 18th century. Archeological evidence indicates pre-contact occupations, and suggests that the first people appeared about 8,000 years ago, with a subsequent presence from about 5,000 to 250 years ago. Four or five deeply buried occupations, likely campsites, have been identified. Such discoveries suggest a very long use of the river flats within the present city of Edmonton by the First Nations.

Relatively rapid deepening of the North Saskatchewan River valley began about 12,000 years

ago after the drainage of Glacial Lake Edmonton. Flood deposits resulting from periodic inundation during the 19th century cover most of more recent First Nations activities.

The river flats provided convenient camping spots, and were used by the First Nations for centuries before the arrival of the fur traders at the end of the 18th century. There also is some evidence from oral sources that Native people were using the valley flats up to the coming of the fur traders.

Before the Europeans arrived, vast herds of bison migrated to the North Saskatchewan River. Seasonal fires swept across the plains to its southern bank, where the grasslands met the parklands for centuries before permanent settlement changed the landscape through systematic fire suppression. Plains grizzly and wolf packs hunted the great elk herds covering the land. This was the land of the First Nations for centuries.

The Impact Of The Fur Trade And Shifting First Nations Dynamics
Four of the five different fur-trading post locations in the Edmonton district would be located in or near the flats later known as Rossdale. The Hudson's Bay Company's Edmonton House II was established around 1801-1802; the North West Company's second Fort Augustus was built around this time in the same location. This further enhanced the use of river flat camping locations by Aboriginal traders due to their nearness to the trading opportunities afforded by these posts.

After 1830, when the final Fort Edmonton was moved to a higher location near the Legislature Grounds, safe from the ravages of regular flooding, the various river flats were used for a variety of purposes. Native camps on the low ground east of, and below, Fort Edmonton were common, and also probably were cultivated on a small scale during this time.

The Cree became the primary group along the North Saskatchewan River by the end of the 1700s, when the first fur posts were being built.

Beginning with the turn of the 18th century, the fur trade directed and controlled development of western Canadian lands for almost two centuries. This fact encouraged a close relationship between Europeans and the First Nations.

First Nations people, mostly Cree, as well as Métis, were reported camping along present 142 Street until long after the Groat Estate and Glenora communities was built up.

Pioneer Settlement of Glenora

Initial Settlement Of Glenora
The first non-native settlement began in what would become Glenora in the 1880s. Around Fort Edmonton the first lots to be occupied and later surveyed were long narrow strips of land stretching from the riverbank to the flatland on the escarpment above. The Hudson's Bay Reserve was another important influence in the developing character of what became Glenora. This strip of land was retained by the Hudson's Bay Company at the time of the land transfer to the Canadian government. Located west of 101 Street, it would remain a barrier to development west of downtown. This ensured that the Groat Estate remained undeveloped for some time,

allowing it to retain its somewhat pastoral quality that would appeal to the first residents.

Edmonton sprang up almost overnight following the land transfer from Hudson's Bay Company to the Dominion of Canada in 1870. The "last best west" in western Canada began to be marketed to the world, and settlers, entrepreneurs and land speculators flooded in, especially after 1896. The greatest land sales in history occurred in Edmonton in 1882, while another land sale generated tremendous interest in 1912, the greatest year of real estate and industrial growth in Edmonton's history.

The federal government moved swiftly to impose order in its new lands after 1870 and the rapid succession of Indian Treaties, Dominion Surveys, and the North West Mounted Police were important developments. The arrival of the rule of law established a framework for property ownership, allowing the first settlers to begin acquiring and developing property.

In Edmonton, river lots were the first to be surveyed and sold, consisting of long, narrow strips of land stretching from the riverbank to the heights above. These river lots followed a tradition established along the river systems of New France, and served a similar purpose. They gave settlers access to the basic resources they needed to survive: water, flat farmland, and a ready wood supply. It also allowed homes to be built fairly close together, which encouraged security and community spirit. The first settler in what would become Glenora was Malcolm Groat, who first established his homestead on River Lot 2 in 1885. Groat lived on and tended the land until 1905, when he began to subdivide his valuable land holdings as Groat Estates, a term already in general usage since his ownership was established in the 1880s. He transferred this land to James Carruthers, a Montreal grain merchant and real estate developer by October 1905.

Located west of the Hudson Bay Reserve, the Groat Estate remained isolated from the development of downtown Edmonton. As the land boom got well underway, Groat Estate was planned and subdivided between 1903 and 1914, and was organically a part of the Westmount community that was annexed by Edmonton in 1912. When the City of Edmonton was incorporated in 1904 its boundaries were extended west to 127 Street; a second section was incorporated into Edmonton in 1910.

Carruthers, Round & Co. had the resources to develop Glenora. The firm provided national services as prominent brokers and real estate agents. James Carruthers worked primarily out of Montreal at this time, for the Canadian Bank of Commerce. Carruthers, Round & Co. also were agents for the Grand Trunk Pacific Townsites company as it built communities across the Canadian west. On 10 May 1911 a new certificate of title was issued to Carruthers, only to see him register the subdivision again under a revised plan that same year. North of Stony Plain Road was subdivided by Carruthers earlier in 1906.

On 8 December 1911 a certificate of title to Block H of the subdivision was issued to the Crown. Block H was the site planned for Government House. Clifford Wallace, in the Edmonton Journal, wrote in 1938 that Carruthers gave the government the land cheaply - "chiefly in order to create a boom for the rest of his subdivision."

The famous Carruthers Caveat ensured that only the finest houses would be built in Glenora and that the neighbourhood would become one of the most popular locations for the professional

and commercial elite who sought their own company amid its imposing dwellings. The Caveat is characterized by very detailed and variable restrictions – lot by lot, and block by block. Groat Estate was the term first used to describe the area immediately east of the Groat Ravine, but when a park was developed in the ravine, along its western edge, it encouraged development closer to the future Glenora. With two levels of trails, it proved popular for promenades and picnics. Glenora retains its original cachet to this day.

The Caveat also excluded all commercial development in Glenora, leading to the growth of Edward Street (124 Street) just to the east across the ravine, where many residents shopped and obtained other services. Properties situated along Edward Street were often much smaller, built on 33-foot lots, and the dwellings always wooden frame.

The Great West Land Company Ltd., established in 1904, which purchased the land from Carruthers, laid out much of Glenora and developed it. Great West was owned by Peter E. Butchart, with Peter T., Alexander and Edward Butchart, all of Edmonton. They also laid out Westmount just to the north, between 110 Avenue and 113 Avenue in February 1906.

Edmonton became a city in 1904, and the capital of the new Province of Alberta in 1906, inaugurating an influx of settlement that lasted until 1913. At the time Glenora was being developed as a prestige neighbourhood, serious efforts were made to see the Legislature built on the riverbank near the mouth of Groat Ravine. While this did not occur, Government House was built in the heart of Glenora, and became a social centre and focal symbol of Glenora's importance.

The Growth of Glenora

The neighbourhood was initially settled by those of English, Scottish, and eastern Canadian decent (Ontario and Maritimes), with many families settling over multiple generations in the neighbourhood. There was also a small Chinese settlement on the eastern banks of the ravine near Government house that tended to market gardens located outside of the neighbourhood, servicing both the Glenora and Westmount communities. Fresh vegetables were delivered to residents by Chinese merchants in these early years.

The City of Edmonton Building Permits indicate patterns of development in the neighbourhood. By 1912 regular building of homes had been initiated, and this year marks the real beginning of steady growth in Glenora. While prestigious residences were beginning to appear on Connaught Drive, areas outside the confines of the Caveat also were beginning to appear, including some described as "shacks" to the west of the survey area. Despite an economic downturn in 1913, Glenora continued to grow rapidly. T.T. Toby, and T.T. Clyde, who would build many residences in Glenora, built their first projects that year. Garages were becoming more commonly built, as opposed to stables, although stables continued to be built through the war years. Magoon and Macdonald designed the Newell residence on Connaught, and developers like Mallett Bros, and W.A. Ferris, who would become active in developing the area, also began their activity in 1913. Some stores were built on the north side of Stony Plain Road to serve Glenora residents.

As the First World War progressed, growth slowed considerably in Edmonton, and in Glenora. Many Edmonton subdivisions were cancelled after the First World War, and many properties reverted to the city for lack of tax payments. By this time Glenora was well established, and was

less drastically hit by these forces than many other subdivisions. Future developers like E.E. Poole, A.V. Carlson, and George Prudham also were active as they began to build their important Post-war businesses.

By the end of the Second World War many contractors were very active in Glenora: William Kruger, A. V. Carlson, L. Lukas, W.B. McCready, A.P. Anderson, J.R. McIntyre, R.H. Rae, J.L. Moritz, Alex Dick, Steve Hrudy, A. Christensen, J.D. McDermid, and R.B. Grady were the principal contractors in Glenora in 1945. With the war over, Glenora continued to grow rapidly with new families settling and building high end modern houses in the Capitol Hill area on the western extent of the neighbourhood as well as more modest suburban housing north of Stony Plain Road. With the establishment of the Talmud Torah Elementary School in 1952, a Jewish population settled in the neighbourhood. The same contractors continued to build up the neighbourhood, and several large successful companies were established during this period of Post-war growth in Edmonton. Much of the western and northern areas of Glenora filling in as Post-war prosperity and population growth continued. The northern extent of Glenora was subdivided into cul-de-sacs in 1952. Today Glenora retains much of its defining character.

2.3 ECONOMIES

From the earliest hunters and gatherers to today's post-industrial workers, Glenora's early residents worked in more prestigious positions in the city such as doctors, lawyers and politicians. Commercial ventures were limited by the Carruthers Caveat, which restricted commercial development in the neighbourhood. Infrastructure and transportation built around these conditions, leading to a focus more on the automobile from an early point in the community's development.

Trade and Commerce

Commercial development in Glenora has generally been restricted in the neighbourhood due primarily to the Carruthers Caveat. As late as 1996-1999, the Caveat was used to oppose businesses in Glenora, and was upheld by a provincial appeals court decision. Apart from small commercial enclaves on Stony Plain Road and 142nd Street, the bulk of commercial development has focused on Edward Street (124 Street) just to the east across the ravine, where many residents shopped and obtained other services. On the west side of the neighbourhood, D.R. Fraser and Company planned to construct an office, lumber shed, stables and other facilities for a lumberyard on Block 5, on 30th Street (130th Street). R. Giles had a store built by D. MacDonald on the north side of Stony Plain Road by 1912.

The fringes of the study area continued to see the growth of commercial endeavours at the same time that impressive homes were being designed by Edmonton architects for the influential community leaders of the city in the 1910s. A creamery and barn were developed on 33rd Street in the spring of 1913, while an asphalt plant was constructed on 29th Street in the fall of that year. In 1936, T.T. Clyde built a second "poultry house" at 10344-134th Street; the first was built four years before. A store and bakery was built for J.S. Kirby on 127th Street at 107 Avenue. A gardening and silviculture project led to a tree farm in the ravine. The current landscape of Glenora features a small commercial enclave on Stony Plain Road at 134 Street, with some commercial venues as well on 142nd Street.

Transportation and Communication

The earliest transportation route in the community was Stony Plain Road, which served as a First Nation's trail and later a fur trade transportation route. The original orientation of the road has been preserved in the present day.

Transportation links were critical to the development of the Glenora neighbourhood. From its inception, the area was physically separated from downtown by the Groat Ravine on the eastern boundary of the community, and as well by the Hudson's Bay Company Reserve, which separated the community from downtown Edmonton. Although subdivided in the early 1900s, the community was not connected with the growing city core until a bridge was built across the ravine. Spearheaded by Carruthers, Round and Co., they signed an agreement with the city on 31 December 1909, for the construction of the Groat Ravine Bridge. James Carruthers had H.D. Round forward a cheque for $25,000 to the city on 1 December 1911, upon completion of the bridge. The company also transferred lots to the city for "Park and Ornamental purposes," in compensation for widening the bridge. The bridge opened up the Glenora neighbourhood west of the Groat Ravine, and was an important development in the extension of the city into Glenora.

The arrival of Edmonton, Yukon and Pacific Railway from Strathcona over the new Low Level Bridge in 1902, followed by the arrival of the Canadian Northern Railway and the Grand Trunk Pacific Railway added to the growth of the north side of the river. The Edmonton Radial Railway also would provide a "stub line" along Athabasca Avenue, running west and then returning on the same route beginning in 1908.

The neighbourhood has been defined since its inception by its accessibility to the automobile, as a result of the caliber of its residents. Beginning in the 1920s, communal garages for cars were more commonly built, as opposed to stables as cars overtook horses. Many houses were built beginning in the 1920s equipped with built-in garages – a rarity in other communities in the city.

In the post Second World War period, many of the roads traversing through Glenora were expanded as major transportation routes connecting in and out of downtown. A road was built through the ravine in 1954 and 102nd Avenue was widened in 1948 to 1950. Groat Road and the Groat Bridge were not always popular in Glenora. Attempts were made to use the Caveat to prevent construction of the road through the ravine. The bridge was planned in 1952. In the present context, planning is currently underway to develop Stony Plain Road as a future LRT line.

2.4 URBAN DEVELOPMENT

This subtheme focuses on the planning and development in the Glenora neighbourhood and how it has been impacted by the Carruthers Caveat. It encompasses the early boom years of the 20th century, and the influences of the City Beautiful and Garden City Suburb movements. Postwar developments included expansion of the north end of the neighbourhood in the 1950s. This theme also explores the prevalence of high quality architecture in the neighbourhood by some of the city's most prominent architects up to the present day.

The Carruthers Caveat and the Garden City Suburb

One of the key defining characteristics of the Glenora neighbourhood is the early development of the garden suburb that complemented the architecture of the large often architecturally designed estate houses. The neighbourhood's design was influenced from the Carruthers Caveat, passed in 1911, as well as the Garden City movement as it was being planned and developed. As Shirley Lowe and Lori Yanish note in their *Edmonton's West Side Story*, this movement placed great emphasis on "the relaxation, recreation, and health benefits of parkland. The development of paths, footbridges and rustic shelters in Groat Ravine". The Garden City movement started in England, and disseminated to Canada and the United States beginning in the 1850s. Glenora adopted a Garden City approach to support the tenants of the caveat and is a rare and highly intact example in western Canada. The neighbourhood subdivision plan of 1911 was designed utilizing the flow and topography of the ravine and surrounding landscape. Streets were cultivated and curved to follow the natural contours of the landscape leading to irregular sized lots, landscaped boulevards, street trees and 25 foot setbacks on properties that allowed for ample private front gardens. Serving in sharp contrast to the grid system utilized in the rest of the city, Glenora is a designed cultural landscape which achieves visual flow throughout the neighbourhood. The centre of the community, Alexander Circle (originally comprising Peace Avenue and 33rd Street), was established with the original subdivision of the neighbourhood in 1911. West of 135th Street, south of 101st Avenue was subdivided in 1930. Outside of the caveated area, the Garden City movement continued to influence the rest of the Glenora neighbourhood with open landscaping, preservation of the urban forest, dramatic street trees, and high quality architecture. With the instating of the Garden City model in the 1910s, there was a mass migration of the city's elite to this new self-contained oasis and several high quality houses were built beginning in the 1910s.

By the 1920s, there was a clear distinction between "Old Glenora" and its periphery north to 107 Avenue, and west to 142nd Street due mainly to the Carruthers Caveat, which covered the eastern area of Glenora, south of Stony Plain Road.

Architecture and Design

The major architectural signature of Glenora home construction was one of architectural revivals. Architects offered their clients a choice of historical styles, with the one selected reflecting the owner's ideals and ambitions. The favoured society architects of the period were Roland Lines, Magoon and Macdonald, R.P. Blakey, Ernest Litchfield, and E.C. Hopkins, who favoured Colonial Revival, Arts and Crafts and Tudor and Storybook Revival designs to express the status of their wealthy clients.

With a few exceptions, all houses built prior to 1950 in Glenora exhibit historical references in their architectural style. Conformity to traditional styles is one of the distinguishing features of the neighbourhood; even the Post Second World War houses north of Stony Plain Road exhibit Period Revival influences. Yet none of the buildings were designed, visually or structurally, as direct or accurate imitations of buildings of the past. Rather, the structures represent a blend of several styles, forms and details interpreted by various individuals in Glenora's early development period.

Three basic trends in form and style are evident in these historical references:

- American Vernacular including *Craftsman, Dutch Colonial Revival, and Mission Revival*
- English Vernacular including *British Arts and Crafts, Storybook, and Tudor Revival*
- Classical including *Georgian Revival, Foursquare, Italianate and Classical Revival.*

The grand British-inspired homes in the neighbourhood also represented patriotic loyalty to the Mother Country, as many of the immigrants to the city were from England and Scotland.

The 1950s development in Capitol Hill, on the southwestern corner of the neighbourhood, saw the development of high-end modern residences in the Ranch, Modernists, Minimal Traditional, Split Level, and Suburban Modern styles. Architects such as James Henderson, W.G. Blakey, Rule Wynn Rule, became quite active by this time. A good majority of houses north of Stony Plain Road built in the modern period, have Period Revival influences including steeply pitched rooflines, stucco cladding, and detailed door surrounds.

2.5 SOCIAL LIFE AND COMMUNITIES

This subtheme addresses social and cultural organizations that were established to serve many different interests, adding to the richness of community life in Glenora. As the community developed, community groups and associations sprung up, contributing to the development of an active community life and providing services, support and educational opportunities. Organizations were established that served many different interests, adding to the richness of community life.

Community Associations

Glenora Community Association has been an important facet of the neighbourhood's development with an official community league established in 1949. The community league building was constructed in its current location east of the Glenora School in 1950. To preserve and celebrate the history and buildings south of Stony Plain Road, the Old Glenora Conservation Association was formed in 2013.

Spirituality

Due to the 1911 Caveat and its ripple effect throughout the neighbourhood, few spiritual institutions were constructed in the neighbourhood. Residents generally travelled outside of the community to attend church services in one of the many churches situated downtown Edmonton. The only church situated within the community is the Faith Community Church, located at 142nd Street and 104A Street.

Education

As many of the Glenora residents were well educated, and held university degrees, education was and continues to be an important focus in the neighbourhood. Many of the children of the residents' elite attended private or boarding schools outside of the neighbourhood in the early decades of the neighbourhood's development. The first educational facility constructed in the area was the Glenora School, built in 1918 as part of the Edmonton School District, No. 7

(established in 1885). The first wooden frame school was located at 128 Street and Stony Plain Road, just outside of the neighbourhood boundaries. The school was designed by D. Storey and built by R.H. Ritchie, another contractor who would become increasingly important in Glenora history. An addition was made to the school in 1921. In 1940, a purpose-built school was opened to residents of the neighbourhood at 135-136 Street and 102-103 Avenues. The school, designed by notable Edmonton architects, Rule, Wynn and Rule, was designed in the British Arts and Crafts style; as a homage to British influenced architectural styles in the neighbourhood. The school accommodated Grades 1 to 6 to a total of 279 students and is still in operation today.

Westminster School, a Junior High School, was constructed in the 1950s, designed in the Modernist style and still functions as a junior high in the present day.

In the 1950s, the neighbourhood also became home to the Tulmud Torah Jewish school, which opened in 1952 at 133 Street and 106 Avenue, at the northwest corner of the neighbourhood. The school was the second purpose-built Jewish elementary school in Edmonton, with the first constructed in 1925 at 103 Street south of Jasper Avenue. The provincial government originally designed the school with additions by prominent Calgary architects, Cohos Evamy in 1957 and 1963. The school currently functions as a private school.

Sports and Recreation

The community's conscious design as a Garden City suburb with an intimate connection to nature, has aided in the propagation of a generally active and healthy community. Winter activities including skating, hockey, and tobogganing were popular activities from the onset of the community. The community's first ice rink was situated outside the neighbourhood at 102 Avenue between 121 and 122 Streets and later at the Glenora School. A hockey team, known as the Connaught Rangers played in what is now Alexander Circle in the centre of the community. There was also a public skating rink on the Government House property.

In 1952 the circle was converted to a park and a fountain was placed at the centre of the circle.

2.6 CULTURE

This theme addresses Glenora's cultural pursuits, and includes intellectual achievements, artistic expression, and planning and building the community.

Culture, Creative Arts, and Popular Entertainment

Unlike other communities in Edmonton, Glenora does not have any purpose-built cultural and entertainment facilities apart from the Royal Alberta Museum. This is due in part to the nature of the elite houses, where from early in the neighbourhood's history, families entertained in their homes. Homes in the southern part of the neighbourhood were designed with entertaining in mind, with spaces for dancing, dining, and even travelling performing arts groups.

In the 1950s, the provincial government began planning for the development of a provincial museum on the site of the former Lieutenant- Governors property. Funding was secured through several national centennial programs as well as matching provincial funds. The 4000 square

meter museum opened in 1967 and was well attended and supported by the public. An interior renovation of the building occurred in the mid 1980s. A new museum, with expanded exhibit and programmable space will be opening downtown in 2016. The current museum closed in December 2015.

2.7 GOVERNANCE

This theme addresses the administration and governance of Glenora, from the development of civic government, legal institutions, law enforcement and defence initiatives.

Connections with the Capital Government Precinct

Edmonton became a city in 1904, and the capital of the new Province of Alberta in 1906, inaugurating an influx of settlement that lasted until 1913. At the time Glenora was being developed as a prestige neighbourhood, serious efforts were made to see the Legislature built on the riverbank near the mouth of Groat Ravine. While this did not occur, Government House was built on 29 acres sold to the provincial government by Carruthers in the heart of Glenora, and became a social centre and focal symbol of Glenora's affluent status. The Lieutenant-Governor's residence was constructed in 1911-1912, designed by R.P. Blakey and featured the use of sandstone quarried from the Calgary area. The house was officially opened in 1913 and served as a gathering space for hosting galas and events for royalty and political figures from both the neighbourhood and across the globe. The house was occupied by Lieutenant Governors until 1938, when it was shut down by then Premiere Aberhart. Several Lieutenant Governors resided in the neighbourhood, both renting and in houses purchased for them by the provincial government (56 St. George's Crescent). This residence has since been demolished.

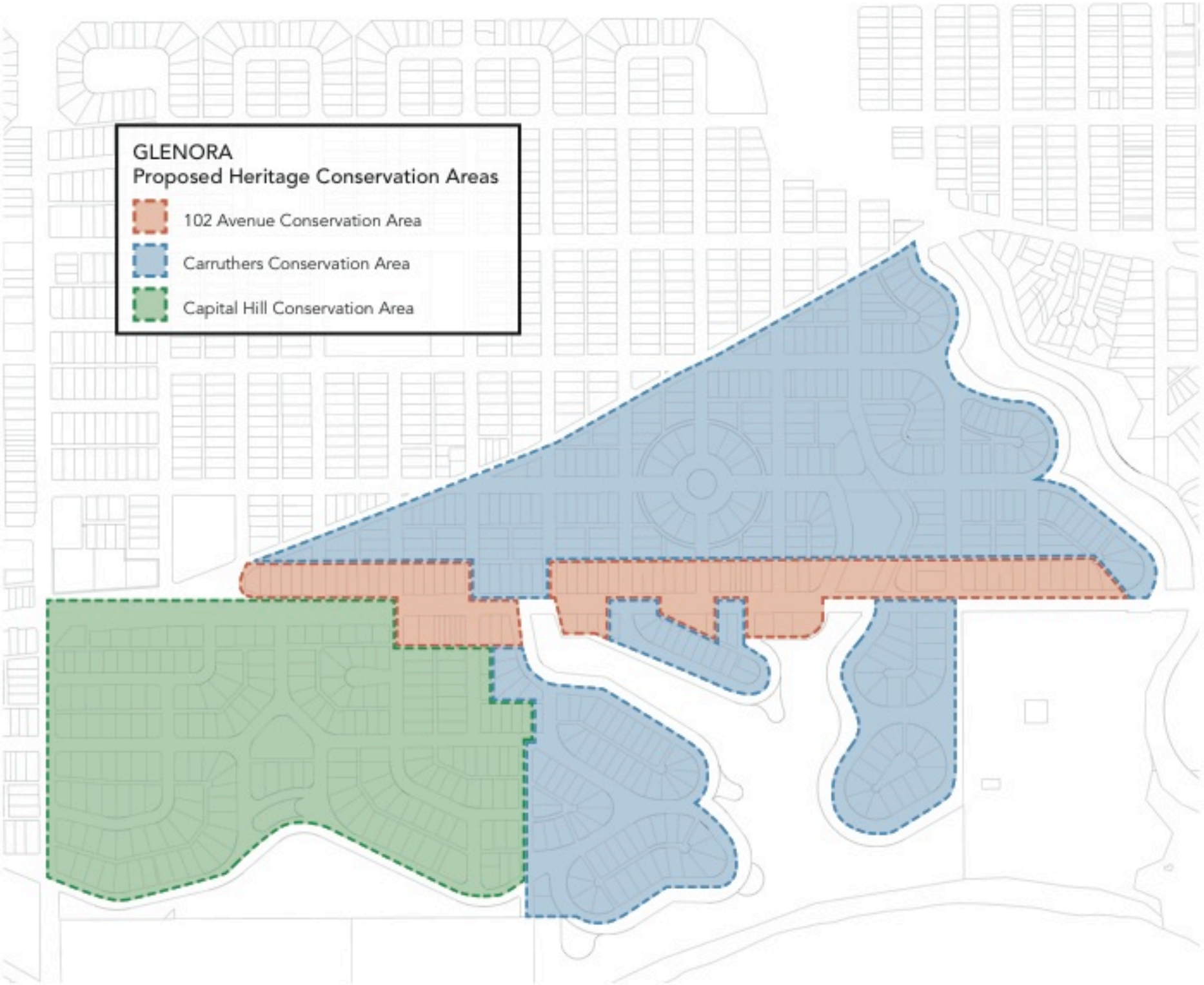
Government House was vacant from 1938 to 1942, then was utilized for a stint during the Second World War as a convalescent hospital for veterans. In 1967, with the opening of the provincial museum on the site, the residence was returned to the provincial government and is now utilized for government and dignitary events.

Peter Lougheed's family home when he served as premiere was located on Ravine Drive.

Infrastructure

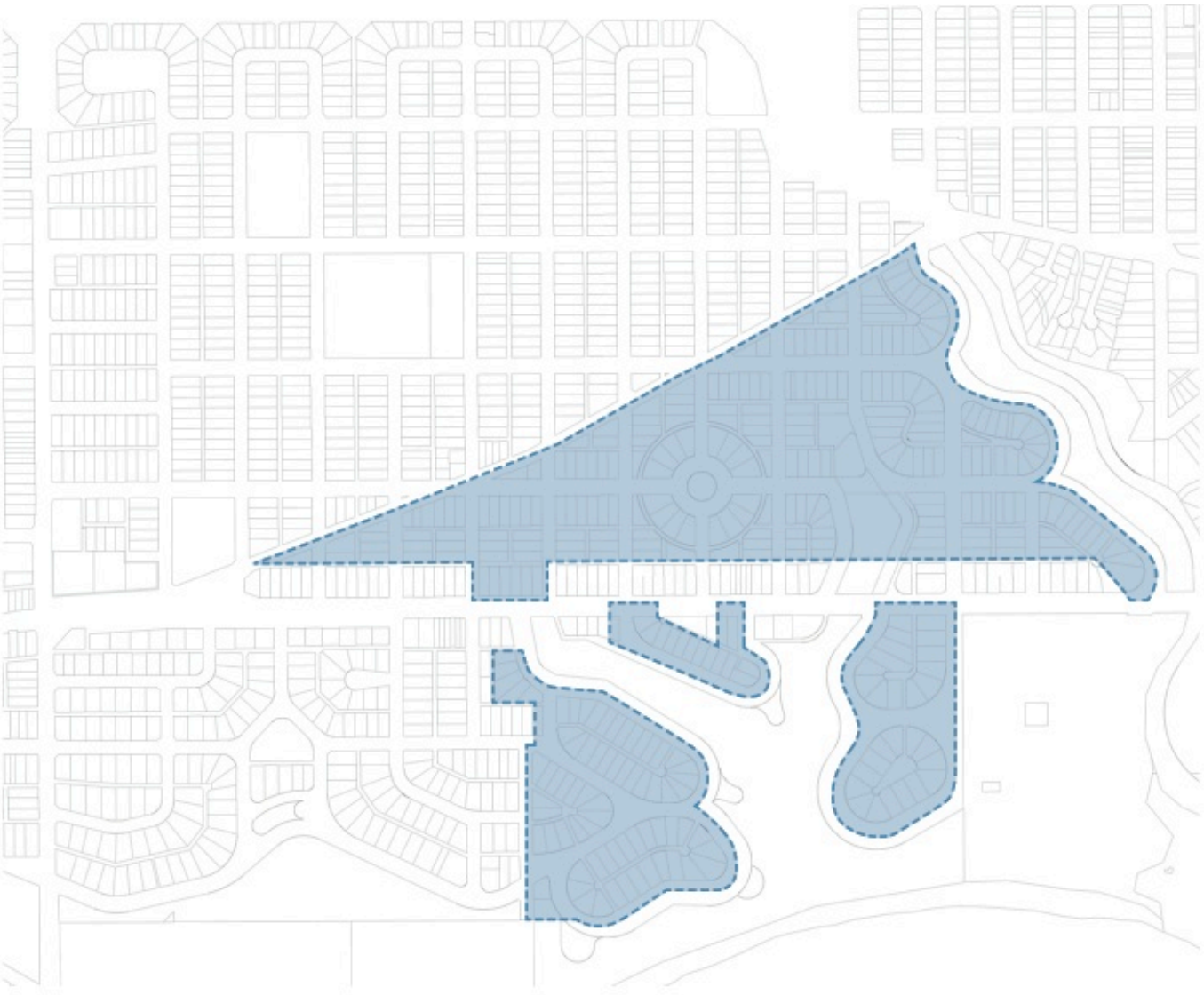
In part due to the Caveat, a network of services to support the neighbourhood were and generally continue to be situated outside of the neighbourhood boundaries. The first firehall to service the area was established on 127 Street. The current Glenora Firehall No. 4 is situated on 142 Street at 105 Avenue and was built in 1950.

The neighborhood also has a Modern-style substation, located on 103 Avenue at 135 Street.


GLENORA
Proposed Heritage Conservation Areas
102 Avenue Conservation Area
Carruthers Conservation Area
Capital Hill Conservation Area

Glenora Neighbourhood Conservation Area 1

Carruther's Conservation Area



Area Boundary:

Historic resources within original 1911 New Glenora subdivision. Eastern boundary of Groat Ravine, Stony Plain Road south to ridge of river valley; west to 139 Street. Along western boundary, 101 Avenue east to 136 Street; south to 101 Avenue and following south along western boundary of St. Georges Crescent along 136 Street. Not including 102 Avenue.



Conservation Area Context Statement

This Conservation Area encompasses properties that formed part of the 1911 New Glenora subdivision including the former Provincial Museum and Archives of Alberta. The land was originally owned by HBC employee Malcolm Groat who purchased River Lot 2 in 1878. In 1905, the land was acquired by James Carruthers of Carruthers, Round & Co, who envisioned developing it as an enclave for the city's professional and political elite. The 1911 subdivision was surveyed by Richard H. Knight, who utilized a standard grid-iron layout in the western section and a more refined *Garden City Suburb* layout in the south and eastern sections. The *Garden City Suburb* movement was developed by Ebenezer Howard in the 18th century as a reaction to overcrowding cities and industrial pollution in England. His vision incorporated streets and lots into the natural topography and rolling greenbelts separating industrial and residential areas. The New Glenora subdivision features curvilinear streets, irregular lots, and preserved viewscapes to the river valley to the south. Greenbelts and small parklets preserve the natural landscape of the neighbourhood. New Glenora was further regulated by a restrictive caveat in 1911, known as the Carruthers Caveat, stipulating wide setbacks, restriction of commercial buildings, and minimum of $3000 to $5000 for new houses constructed. Concurrently, Carruthers negotiated the sale of Block H, the southeast corner of the neighbourhood, to the provincial government to be built out as the Lieutenant Governor's residence. A stunning sandstone residence, built in the Jacobean Revival style was constructed in 1913 and served as an important draw to the city's elite to settle in the neighbourhood. With only a handful of lots purchased and developed prior to the First World War, the highest concentration of building occurred in the late 1920s to early 1930s, known as Glenora's 'Golden Age' of architecture. During this period, several grand and palatial residences were constructed, primarily along Connaught Drive, St. George's, Tweedsmuir, and Wellington Crescents, and Alexander Circle. Many were built by prominent architects in the Period Revival style. Development stalled during the late 1930s through the Second World War, resuming with vigor in the late 1940s with the Post-war boom. During this period, more modest houses were constructed on smaller lots in the Minimal Traditional and Modern styles. By the 1960s, most lots had been developed. The 1911 Glenora subdivision, with its high level of integrity and preservation, is one of the best-preserved *Garden City Suburb* neighbourhoods in Canada.

Special Character Elements

- Residential setting;
- Neighbourhood design with curvilinear streets on the eastern and southern portions of the neighbourhood; a large circular block in the centre and grid-iron layout surrounding the circle and to the west;
- Wide streets lined with mature deciduous trees and cast iron light standards;
- Irregular-shaped curvilinear parklets with mature plantings; preserved urban forest on southern edge of neighbourhood and Wellington and Ramsey Ravines;
- Original large and often irregular lots from 1911 subdivision; and
- Form, scale, and massing of early 1910s to 1950s houses in variety of traditional and Modern styles with one to two-storey massing; wide set-backs, and well landscaped lots.

Associated Historic Sites

Municipal Historic Resources (1 site)
Dr. Robert Wells Residence 10328 Connaught Drive

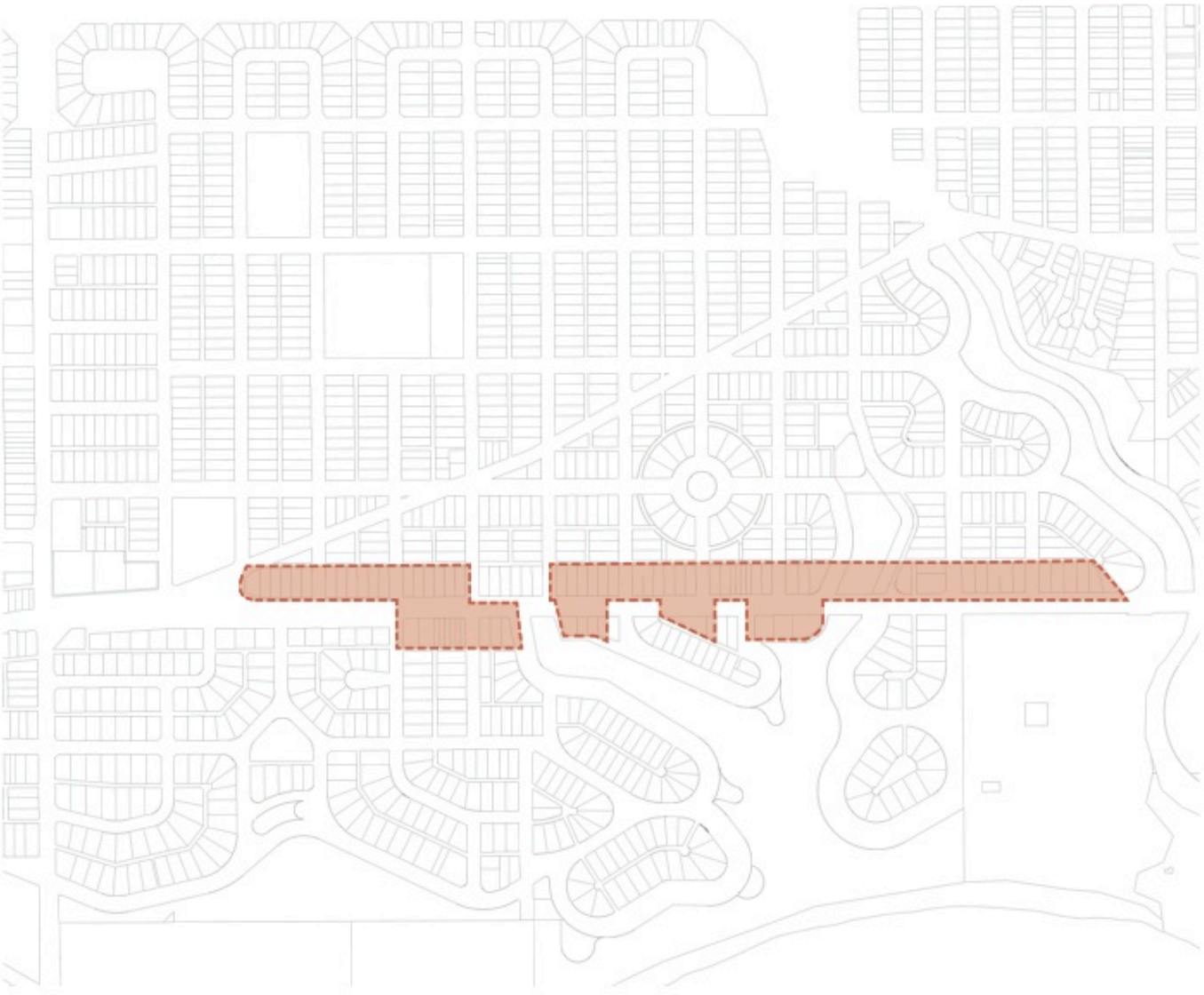
Historic Resources Inventory (78 sites)
Government House – 12845 102 Avenue (built 1912-13)
Provincial Museum and Archives of Alberta – 12845 102 Avenue (built 1965-67)
Chauffeurs Residence – 12903 102 Avenue (built 1912-13)
Glenora School – 13520 102 Avenue (built 1940)
Chalmers Residence – 10312 104 Avenue (built 1914)
Munroe Residence – 13016 104 Avenue (built 1927)
McNeill Residence - 13029 104 Avenue (built 1930)
Shoctor Residence – 13104 104 Avenue (built 1948)
Pearson Residence – 13109 104 Avenue (built 1931)
Boyce Residence – 13110 104 Avenue (built 1930)
Kennedy Residence – 13111 104 Avenue (built 1932)
Janes Residence – 13114 104 Avenue (built 1930)
Malin Residence – 10216 130 Street (built 1977)
Martin Residence – 10220 130 Street (built 1930)
McNeill Residence – 10229 132 Street (built 1929)
Marshall Residence – 10232 130 Street (built 1929)
McPherson Residence – 10228 130 Street (built 1949)
Curtis Residence – 10324 130 Street (built 1923)
Martyn Residence – 10334 130 Street (built 1930)
McLeod Residence – 10310 132 Street (built 1931)
Stewart Residence – 10326 132 Street (built 1929)
Falkenberg Residence – 10332 132 Street (built 1930)
Lakusta Residence – 10333 132 Street (built 1959)
Greer Residence – 10220 133 Street (built 1929)
Burrell Residence – 10223 133 Street (built 1941)
English Residence – 10327 133 Street (built 1914)
Steele Residence – 10220 134 Street (built 1939)
Mackenzie Residence – 10311 134 Street (built 1942)
Cummer Residence – 10317 134 Street (built 1929)

Montgomery Residence – 10327 134 Street (built 1929)
Mayhew Residence – 10240 136 Street (built 1946)
Singer Residence – 10218 137 Street (built 1949)
Ostolosky Residence – 1 Alexander Circle (built 1969)
Spencer Residence - 7 Alexander Circle (built 1915)
Residence - 8 Alexander Circle (built ca1914)
Paterson Residence – 9 Alexander Circle (built 1930)
Fane Residence – 12 Alexander Circle (built 1929)
MacMurchy Residence - 10220 Churchill Crescent (built 1928)
West Residence – 13101 Churchill Crescent (built 1914-15)
Hetherington Residence - 13108 Churchill Crescent (built ca1950)
Bradley Residence - 13115 Churchill Crescent (built 1913)
Williamson Residence – 10216 Connaught Drive (built 1920)
Goodridge Residence - 10226 Connaught Drive (built 1915)
Mayor Dantzer Residence - 10236 Connaught Drive (built 1915)
William Brown Residence - 10242 Connaught Drive (built ca1915)
CF Newell Residence - 10304 Connaught Drive (built 1911)
Lowe Residence – 10340 Connaught Drive (built 1927)
Dunn Residence – 10348 Connaught Drive (built 1913-14)
GH MacDonald Residence - 10360 Connaught Drive (built 1913)
McClory Residence – 10406 Connaught Drive (built 1927)
Greschuk Residence – 10430 Connaught Drive (built 1952)
DeWynter Residence – 10446 Connaught Drive (built 1928)
See House- 10416 Glenora Crescent (built 1933-34)
Dynes Residence – 12 St. George's Crescent (built 1945)
Wilkin Residence – 16 St. George's Crescent (built 1946)
Hagelstein Residence – 22 St. George's Crescent (built 1948)
Sutherland Residence – 28 St. George's Crescent (built 1929)
'Graenon' – 36 St. George's Crescent (built 1914)
Wilson Residence – 40 St. George's Crescent (built 1939)
MacLean Residence- 46 St. George's Crescent (built 1931)
MacLeod Residence – 52 St. George's Crescent (built 1929)
Lieberman Residence – 54 St. George's Crescent (built 1929)
Biglow Residence – 73 St. George's Crescent (built 1947)
Taylor Residence – 92 St. George's Crescent (built 1932)
Dower Residence – 99 St. George's Crescent (built 1947)
Armstrong Residence – 104 St. George's Crescent (built 1941)
Primrose Residence – 4 Tweedsmuir Crescent (built 1938)
Mason Residence – 5 Tweedsmuir Crescent (built 1928-29)
Swanson Residence – 9 Tweedsmuir Crescent (built 1942)
Driscoll Residence – 12 Tweedsmuir Crescent (built 1935)
Henry Residence – 4 Wellington Crescent (built 1932)
Sprague Residence – 6 Wellington Crescent (built 1950)
Dowdell Residence – 9 Wellington Crescent (built 1929)
Geggie Residence – 10 Wellington Crescent (built 1929)
Glencairn – 15 Wellington Crescent (built 1934)
Trelawn – 19 Wellington Crescent (built 1929)

Freeman Residence – 23 Wellington Crescent (built 1929)
Bank of Toronto Manager's Residence – 26 Wellington Crescent (built 1942)

Glenora Neighbourhood Conservation Area 2

102 Avenue Conservation Area



Area Boundary:

Historic resources along 102 Avenue; on both sides of street east on 135 Street to Connaught Drive (not including the Provincial Museum) just before the Groat Ravine and not including Glenora School; north side of 102 Avenue from 136 to 139 Streets.



Conservation Area Context Statement

This Conservation Area covers the historic resources developed along a key area of 102 Avenue between 136 Street and Connaught Drive beginning in the 1910s. New Glenora subdivision was subdivided by Montreal grain merchant and real estate magnate, James Carruthers in 1911. The subdivisions was inspired by the *Garden City Suburb* movement, which allowed for the integration of natural elements into the planning layout through the development of curvilinear streets aligning with the area's undulating topography and integration of small parklets to preserve aspects of the river valley environment. The *Garden City Suburb* movement was a popular planning initiative in the early 1900s inspired by the *Garden Cities* initiative by Ebenezer Howard at the end of the 18th century and City Beautiful movements of the previous century. Carruther's also applied a caveat to the neighbourhood in 1911, known as the Carruther's Caveat, to regulate for only high quality houses, designed to develop the neighbourhood as one of the most exclusive in the city. The Caveat regulated a minimum value for construction of residences ($3000 to $5000), residential construction only, and wide setbacks from the street. Originally called Athabasca Avenue, 102 Avenue was envisioned as part of the New Glenora subdivision, providing east-west access in and out of the city. The original route crossed through three ravines, and was built in stages to 1913. As part of the negotiation with the City, to bring much needed transportation into the neighbourhood, Carruthers funded the Groat Ravine Bridge (1911) in exchange for the extension of the streetcar service west along 102 Avenue to Wellington Crescent. The streetcar was operating by 1912 and spurred the selling and construction of some lots through the 1910s with more commodious Arts & Crafts and Edwardian houses built. This area was one of the most expensive to purchase, requiring a minimum $5000 construction cost for a new house. After completion of the two wooden trestle bridges over Wellington and Ramsay Ravines, 102 Avenue was extended to 142 Street. In 1932, at the height of Glenora's 'Golden Age' of architecture and development, the wooden Wellington bridge was replaced with a concrete bridge. Around the same time, the Ramsay Ravine was infilled (1930-31), eliminating the need for a bridge and opening the area to new development. A permanent bus route connecting 102 Avenue to Jasper Place was instituted in 1932 by the Edmonton Radial Railway. Increased ease of access opened the area to development and many fine houses constructed in the Period Revival style, were built along 102 Avenue, with most concentrated at the east end of the corridor. In the late 1940s, 102 Avenue was expanded from two lanes to four lanes to accommodate a new trolley line instated in 1949.

During this period and through the 1950s and 1960s, smaller and less embellished Minimal Traditional and Modern style houses were constructed along 102 Avenue. By the 1960s, most of Glenora neighbourhood had been built-out, with new development restricted to tear downs and infills, beginning in the 1990s to the present.

Special Character Elements

- Residential setting along 102 Avenue from Connaught Drive west to 139 Street;
- Siting of street in east-west axis with four lanes of traffic;
- Sidewalks with grassed boulevards and lined with deciduous trees on north side of street; grassed boulevard and sidewalks on south side of street;
- Original lots from 1911 subdivision;
- Form, scale, and massing of early 1910s to 1950s houses in variety of traditional and Modern styles with one to two-storey massing; wide set-backs, and well landscaped lots

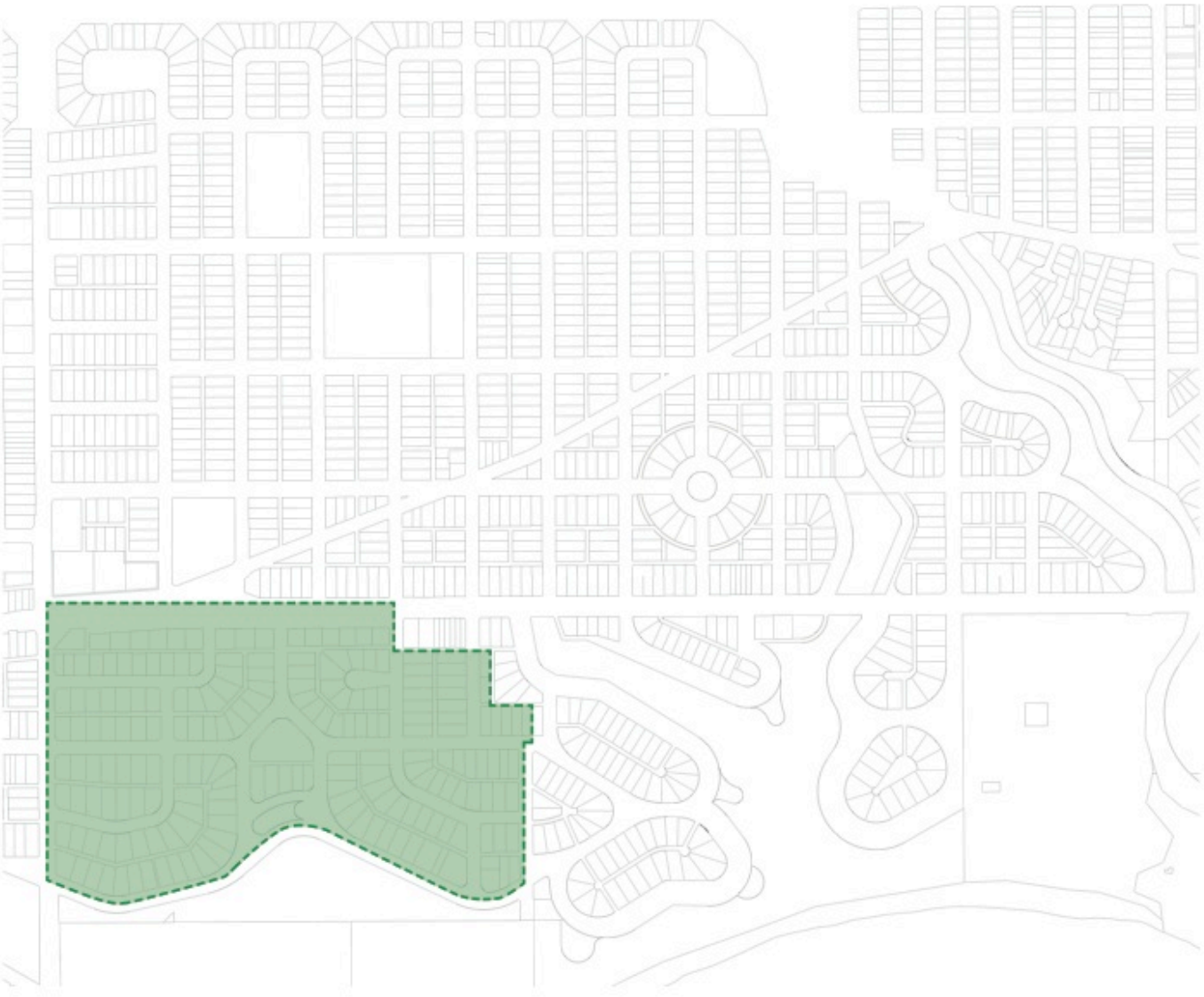
Associated Historic Sites

Historic Resources Inventory (10 sites)

Dr. WD Ferris Residence – 12704 102 Avenue (built 1911)
Gilbert Residence - 12720 102 Avenue (built 1930)
Miller Residence – 12730 102 Avenue (built 1930)
Walsh Residence – 13020 102 Avenue (built 1946)
Anderson Residence – 13219 102 Avenue (built 1919)
Northwestern Utilities Demonstration House – 13224 102 Avenue (built 1935)
Curtlett Residence – 13308 102 Avenue (built 1944)
Loney Residence – 13312 102 Avenue (built 1928)
Butler Residence - 13404 102 Avenue (built 1942)
Bourchier Residence – 10209 138 Street (built 1913)

Glenora Neighbourhood Conservation Area 3

Capital Hill Conservation Area



Area Boundary:

Southwest corner of Glenora neighbourhood; south of Stony Plain Road; western boundary of 142 Street and eastern boundary of 136 street (above 101 Avenue) and 135 Street (south of 101 Avenue.



Conservation Area Context Statement

The Capital Hill Conservation Area includes the southwestern cluster of primarily Modern residences in the Glenora neighbourhood. The area bound by 102 Avenue to the north, 142 Street to the west, 136 Street to the east and Ravine Drive to the south was first subdivided as Capital Hill in 1907 by Ontario-born John B. Gardiner. The land was subdivided into a regular grid-iron layout with wide streets and views to the North Saskatchewan River valley. With its proximity to downtown and the adjacent high-end New Glenora subdivision, subdivided in 1911, many lots were sold during this period during the Edwardian boom, but few lots were actually built upon. With the real estate collapse in 1914, Gardiner's vision for Capital Hill came to a halt. Through the 1920s, only a handful of houses were constructed. With many Edwardian boom period subdivisions undeveloped in the 1920s, Alberta's *Town Planning Act* of 1929 added a tool to allow for the replotting of old subdivisions (Section 45). Under the regulation, only 60% approval was required by owners to cancel the old subdivision plan a register new. As a result of the new legislation, many subdivisions were replotted in the 1930s and 1940s in Edmonton. With over 73% of the properties owned by the City, Capital Hill was first re-plotted in 1930. The replotting plan applied a *Garden City Suburb* layout with curvilinear blocks and preserved natural enclaves to encourage more high-end development. The replotting also corrected the alignment of the streets between Capital Hill and New Glenora. The City of Edmonton then applied a 'Building Restriction Caveat' to all properties affected by the 1930 replotting, mimicking the 1911 Carruthers Caveat placed on the New Glenora subdivision. With this caveat, minimum values for construction ($5,000), wide setbacks, and no commercial development was regulated. The replotting was not successful with only 11 privately owned lots purchased and only one residence erected by 1948. That same year, Capital Hill was replotted more aggressively, adding more curvilinear blocks and larger parklets; the replotting also included blocks 128 to 132 in the 1911 New Glenora subdivision to the north of 101 Avenue. The replotting was completed by 1951, and by 1954 nearly the entire neighbourhood was built out. The neighbourhood consists of mainly 1950s to 1960s residences with some 1930s residences on the eastern boundary of the neighbourhood. Most are built in the Modern style with high quality natural materials and deeply setback houses with beautifully landscaped yards.

Special Character Elements

- Residential setting in southwest corner of Glenora neighbourhood south of Stony Plain Road;
- Wide streets with curvilinear blocks; cast iron light standards added in 1950s;
- Naturally landscaped parklets and preserved urban forest along south side of Ravine Drive;
- Original lots from 1907 subdivision and 1930 and 1949-51 re-plottings;
- Form, scale, and massing of early 1930s to 1950s houses in variety of Period Revival and Modern styles with one to two-storey massing; wide set-backs, and well landscaped lots.

Associated Historic Sites

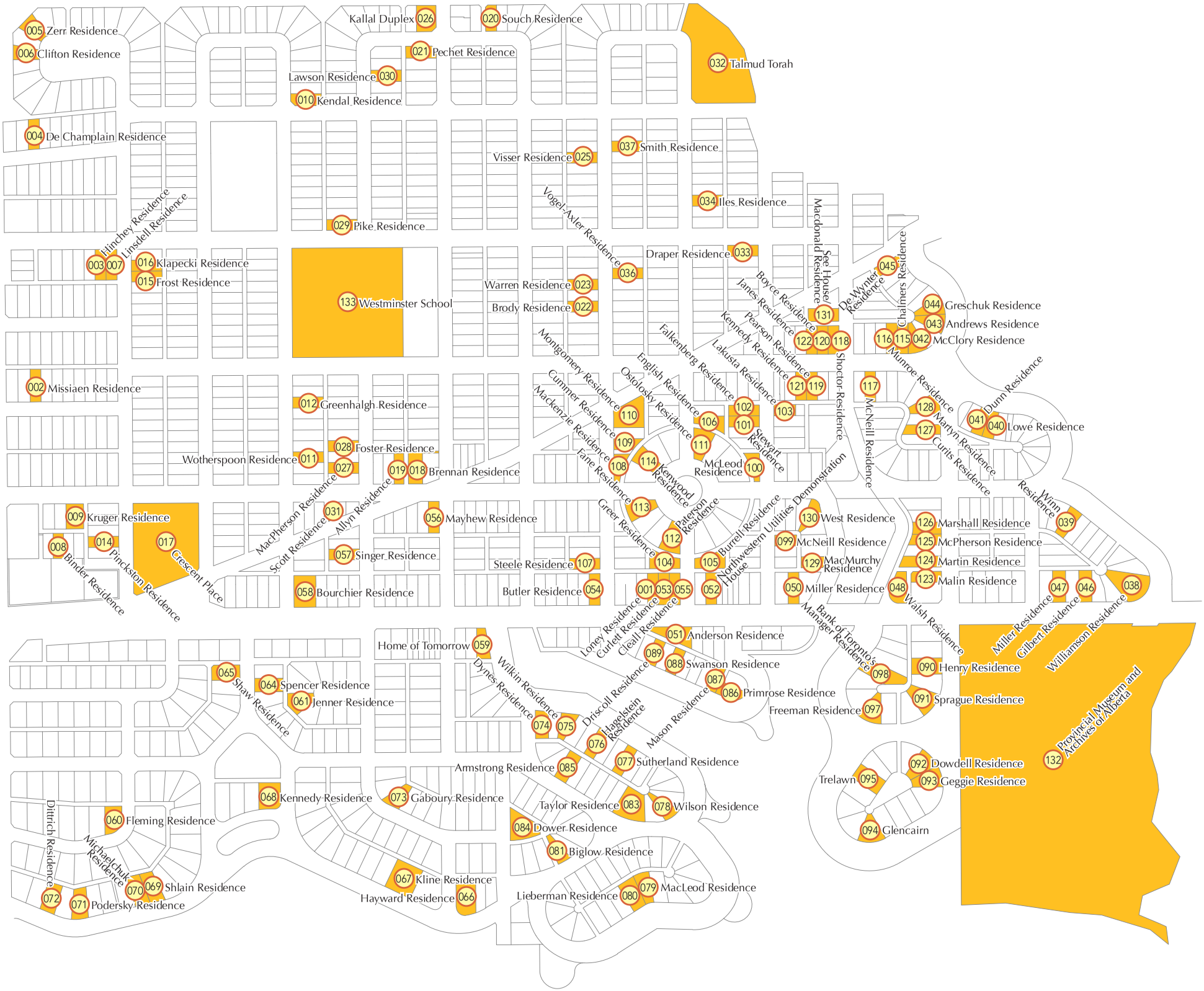
Municipal Historic Resources (2 sites)
Hyndman House - 10123 136 Street (built 1946)
William Blakey Residence - 13526 101 Avenue (built 1946)

Historic Resources Inventory (13 sites)
Gaboury Residence – 13618 100 Avenue (built 1952)
Fleming Residence – 14004 100 Avenue (built 1952)
Jenner Residence – 13709 101A Avenue (built 1952)
Spencer Residence – 10107 138 Street (built 1952)
Shaw Residence – 10108 138 Street (built 1954)
Hayward Residence – 13516 Ravine Drive (built 1944)
Kline Residence – 13612 Ravine Drive (built 1952)
Shlain Residence – 13854 Ravine Drive (built in 1954)
Kennedy Residence - 13802 Ravine Drive (built 1952)
Samuels Residence - 13842 Ravine Drive (built 1959)
Michaelchuk Residence – 13858 Ravine Drive (built 1965)
Podersky Residence – 13874 Ravine Drive (built 1953)
Dittrich Residence – 13882 Ravine Drive (built 1953)

Glenora Evaluated Historic Resources

Map of Evaluated Sites

001. Loney Residence
002. Missiaen Residence
003. Hinchey Residence
004. De Champlain Residence
005. Zerr Residence
006. Clifton Residence
007. Linsdell Residence
008. Binder Residence
009. Kruger Residence
010. Kendal Residence
011. Wotherspoon Residence
012. Greenhalgh Residence
014. Pinckston Residence
015. Frost Residence
016. Klapecki Residence
017. Crescent Place
018. Brennan Residence
019. Allyn Residence
020. Souch Residence
021. Pechet Residence
022. Brody Residence
023. Warren Residence
025. Visser Residence
026. Kallal Duplex
027. MacPherson Residence
028. Foster Residence
029. Pike Residence
030. Lawson Residence
031. Scott Residence
032. Talmud Torah
033. Draper Residence
034. Iles Residence
036. Vogel-Axler Residence
037. Smith Residence
038. Williamson Residence
039. Winn Residence
040. Lowe Residence
041. Dunn Residence
042. McClory Residence
043. Andrews Residence
044. Greschuk Residence
045. De Wynter Residence
046. Gilbert Residence
047. Miller Residence
048. Walsh Residence
050. Miller Residence
051. Anderson Residence
052. Northwestern Utilities Demonstration House
053. Curlett Residence
054. Butler Residence
055. Cleall Residence
056. Mayhew Residence
057. Singer Residence
058. Bourchier Residence
059. Home of Tomorrow
060. Fleming Residence
061. Jenner Residence
064. Spencer Residence
065. Shaw Residence
066. Hayward Residence
067. Kline Residence
068. Kennedy Residence
069. Shlain Residence
070. Michaelchuk Residence
071. Podersky Residence
072. Dittrich Residence
073. Gaboury Residence
074. Dynes Residence
075. Wilkin Residence
076. Hagelstein Residence
077. Sutherland Residence
078. Wilson Residence
079. MacLeod Residence
080. Lieberman Residence
081. Biglow Residence
083. Taylor Residence
084. Dower Residence
085. Armstrong Residence
086. Primrose Residence
087. Mason Residence
088. Swanson Residence
089. Driscoll Residence
090. Henry Residence
091. Sprague Residence
092. Dowdell Residence
093. Geggie Residence
094. Glencairn
095. Trelawn
097. Freeman Residence
098. Bank of Toronto's Manager Residence
099. McNeill Residence
100. McLeod Residence
101. Stewart Residence
102. Falkenberg Residence
103. Lakusta Residence
104. Greer Residence
105. Burrell Residence
106. English Residence
107. Steele Residence
108. Mackenzie Residence
109. Cummer Residence
110. Montgomery Residence
111. Ostolosky Residence
112. Paterson Residence
113. Fane Residence
114. Kenwood Residence
115. Chalmers Residence
116. Munroe Residence
117. McNeill Residence
118. Shoctor Residence
119. Pearson Residence
120. Boyce Residence
121. Kennedy Residence
122. Janes Residence
123. Malin Residence
124. Martin Residence
125. McPherson Residence
126. Marshall Residence
127. Curtis Residence
128. Martyn Residence
129. MacMurchy Residence
130. West Residence
131. See House/Macdonald Residence
132. Provincial Museum and Archives of Alberta
133. Westminster School


005 Zerr Residence
006 Clifton Residence
Kallal Duplex 026
020 South Residence
021 Pechet Residence
032 Talmud Torah
Lawson Residence 030
010 Kendal Residence
004 De Champlain Residence
037 Smith Residence
Visser Residence 025
034 Iles Residence
Hinchey Residence
Linsdell Residence
029 Pike Residence
Vogel-Axler Residence
Draper Residence 033
003 007 016 Klapecki Residence
015 Frost Residence
036
Warren Residence 023
Brody Residence 022
133 Westminster School
Macdonald Residence
See House/
De Wynter Residence
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Chalmers Residence
Boyce Residence
Janes Residence
Pearson Residence
Kennedy Residence
Falkenberg Residence
Lakusta Residence
Montgomery Residence
English Residence
Oslolosky Residence
Cummer Residence
Mackenzie Residence
Jane Residence
131
122 120 118
116 115 042 McClory Residence
044 Greschuk Residence
043 Andrews Residence
Munroe Residence
Shoctor Residence
002 Missiaen Residence
012 Greenhalgh Residence
028 Foster Residence
Wotherspoon Residence 011
027
019 018 Brennan Residence
110
109
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114
Kenwood Residence
106
101
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McLeod Residence 100
Stewart Residence
102
103
121 119
117
McNeill Residence
128
127
Martyn Residence
Curtis Residence
041 040 Lowe Residence
Dunn Residence
Winn Residence
039
009 Kruger Residence
008
014
Binder Residence
Pinckston Residence
017
Crescent Place
MacPherson Residence
Scott Residence
031
Allyn Residence
056 Mayhew Residence
057 Singer Residence
058 Bourchier Residence
Steele Residence 107
Butler Residence 054
Greer Residence
113
112
104
105
Paterson Residence
Burrell Residence
Northwestern Utilities House
Demonstration
130 West Residence
099 McNeill Residence
129 MacMurchy Residence
050 Miller Residence
126 Marshall Residence
125 McPherson Residence
124 Martin Residence
123 Malin Residence
048 Walsh Residence
047 046 038
001 053 055 052
Loney Residence
Curlett Residence
Cleall Residence
Bank of Toronto's Manager Residence
Miller Residence
Gilbert Residence
Williamson Residence
Home of Tomorrow 059
051 Anderson Residence
089
088 Swanson Residence
087
086 Primrose Residence
Freeman Residence 097
098
090 Henry Residence
091 Sprague Residence
065
Shaw Residence
064 Spencer Residence
061 Jenner Residence
Wilkin Residence
Dynes Residence
074 075
Driscoll Residence
Hagelstein Residence
076
Mason Residence
077 Sutherland Residence
Armstrong Residence 085
Taylor Residence 083
078 Wilson Residence
084 Dower Residence
081 Biglow Residence
068 Kennedy Residence
073 Gaboury Residence
Dittrich Residence
060 Fleming Residence
Michaelchuk Residence
070 069 Shlain Residence
072 071 Podersky Residence
067 Kline Residence
Hayward Residence 066
Lieberman Residence 080
079 MacLeod Residence
Provincial Museum and Archives of Alberta
132
092 Dowdell Residence
093 Geggie Residence
Trelawn 095
094 Glencairn

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Loney Residence		
Address	13312 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;114;13		
Geographic Position	53.54338	-113.55200	NAD83
Site Area	673.26m^2		
Contributing resources	n/a		
Date of Construction	1928		
Architectural Style	Arts and Crafts		
Architect	Unknown		
Builder	John B. Gillies		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Representative of the early boom to the	**Style/Design/Construction** Valued as a good example of Arts and Crafts style with modest	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	neighbourhood prior to its substantial development by the mid 1930s **Event/Cultural Practice** **Institution/Person**	detailing. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front façade of the Loney Residence. Looking to the north.
Location	13312 - 102 Avenue NW

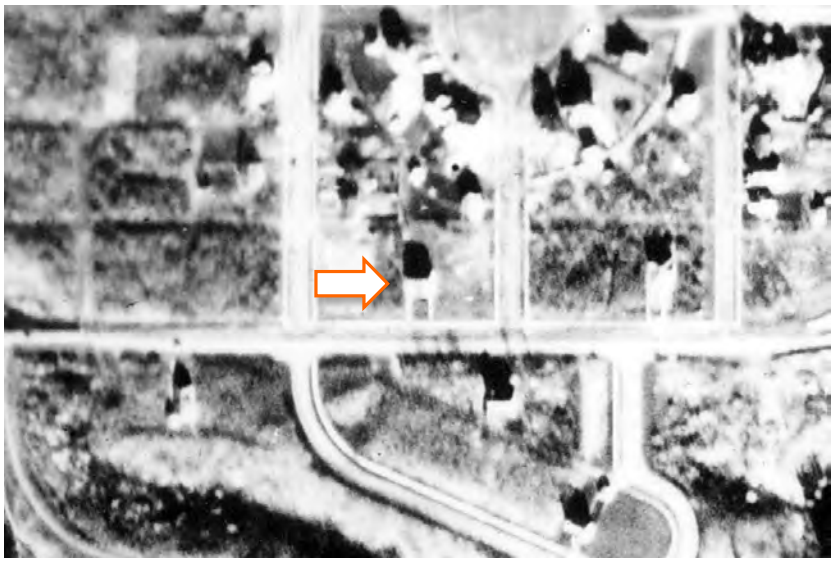
Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front façade of the Loney Residence, showing the jerkin-head side gable and exposed purlins. Looking to the north.
Location	13312 - 102 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the shed dormer and brick chimney on the front elevation of the Loney Residence.

Municipal Heritage Planner's Mandatory Documentation

Location	13312 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the front, enclosed porch on the front elevation of the Loney Residence.
Location	13312 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the triple assembly window on the front elevation of the Loney Residence.
Location	13312 - 102 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1930 aerial image of the Loney Residence.
Date	1930
Photographer	Unknown (Line 2, Frame 64)
Copyright	City of Edmonton Archives

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Loney Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Loney Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Loney Residence is highly valued for its association with the Inter-war period of development in the Glenora neighbourhood, and is representative of the early development of the neighbourhood prior to the housing boom in the 1930s **(Theme Value – Pioneer Farms to First Suburbs).** The Loney Residence, constructed in 1928, is further valued as a good example of an Arts and Crafts-style residence with modest detailing **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Loney Residence is located on the north side of 102 Avenue NW between 133 Street NW and 134 Street NW in the residential neighbourhood of Glenora in Edmonton. It is well setback from a tree-lined boulevard and landscaped with a screen of columnar aspen trees at front, some vegetation, and trees in the rear yard. The Arts and Crafts-style residence is identifiable through its one and one-half storey height, side gabled jerkin-head roof and prominent enclosed front-gabled porch with full-width banked wooden-sash windows flanked by tapered columns.
Heritage Value	The Loney Residence is highly valued for its association with the Inter-war period of development in the Glenora neighbourhood, and is representative of the early development of the neighbourhood prior to the housing boom in the 1930s. Prior to the 1930s, the neighbourhood was relatively sparsely built out, with only a scattering of houses centred on the east boundary of the neighbourhood. The area was first subdivided from River Lot 2, owned by Malcolm Groat from 1885 to 1905. Montreal grain merchant and real estate developer, James Carruthers purchased the property in 1905 and subdivided two plans north and south of Stony Plain Road in 1906 and 1911 respectively. The Carruthers Caveat, established in 1911, which applied to the southern subdivision, outlined the developer's lofty visions for the neighbourhood as a Garden City Suburb with curved streets, landscaped boulevards, and irregular shaped lots. The Loney Residence was built on one of the subdivision plans regular 50 by 145 foot lots. When the Loney residence was constructed, it was the only house on the block and one of only a handful along 102 Avenue within the neighbourhood. The handsome residence was constructed in 1928 by John B. Gillies (an Alderman with the City), of Tegler Building for a cost of $5,000. The wooden frame house was originally clad in stucco. Long-time owners Selma Elizabeth Loney (1903-1979) and her husband, Joseph Paul Loney (1886-1945) owned the house for nearly 30 years from 1930 to 1959. Joseph was the owner of Power-Loney Ltd. Selma sold the house to Bert Thorpe, president of Lustre-ized Fur Cleaning, and his wife Mildred, who owned the house for 13 years from 1960 to 1973. The Loney Residence is further valued as a good example of an Arts and Crafts-style residence with modest detailing. Formed initially as a social measure, the Arts and Crafts movement took root in

	response to England's increased industrialization at the end of the 19th century, and subsequent mass production of goods. The deterioration of decorative arts due to industrialization resulted in proponents advocating a return to quality design and craftsmanship. Arts and Crafts-style houses encompass uncluttered functional floor plans with highly crafted details. Exterior ornamentation is minimal in comparison to previous architectural styles of the Victorian era. The Loney Residence expresses this movement through its one and one-half storey massing with Jerkin-head roof and stucco cladding. The house possesses a prominent and stylized central enclosed porch with multipane ribbon windows, decorative modillions, tall tapered piers and original flowerbox. The single car attached garage is original to the house, and is representative of the early automobiles as a result of the affluence in the community.
Character Defining Elements	Key elements that define the heritage character of the Loney Residence include, but are not limited to its: – location roughly midblock on 102 Avenue NW between 133 Street NW and 134 Street NW in the residential neighbourhood of Glenora in Edmonton; – siting on a rectangular lot with deep setback from the street and a lane bordering the rear of the lot; – form, scale, and massing as expressed by its: one and one-half storey height; side-jerkin-headed roof with shed dormer at front; rectangular plan; – wooden-frame construction including: concrete foundation; wooden decorative elements; stucco cladding; – Arts and Crafts-style elements including: multiple fenestration openings allowing light to penetrate the interior; projecting eaves and verges; notched bargeboards; exposed beams and rafter tails; front-gabled enclosed porch with tapered columns, wide frieze with modillions; drip moulds over windows; walls bellcast at foundation level; flower box supported by triangular brackets; – original fenestration such as: triple assembly wooden-sash windows with fixed single-light window with multi-light transom flanked by 3-over-1 single-hung windows with wooden multi-light storms; bank of fixed single-light windows with multi-light transom; triple assembly fixed single-light windows with multi-light transom; single assembly 3-over-1 and 7-over-1 single-hung wooden-sash windows with wooden multi-light storm windows; front door

	with multi-light upper panel and sidelights with multi-light transom on porch; and – additional elements including: internal red pressed brick chimney; attached single-car garage with parapet roof and triangular pediment situated to the west of residence.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Loney Residence is highly valued for its association with the Inter-war period of development in the Glenora neighbourhood, and is representative of the early development of the neighbourhood prior to the housing boom in the 1930s **(Theme Value – Pioneer Farms to First Suburbs).** The Loney Residence, constructed in 1928, is further valued as a good example of an Arts and Crafts-style residence with modest detailing **(Theme Value – Architecture and Design)**.
Period of Significance	1920s
Chronology of Alterations	2015 – Stone cladding added at basement level on the front façade Unknown date – basement windows replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location has not changed from original. Design ☒ Yes ☐ No ☐ Not Applicable The design aligns with the time period and continues to reflect this original time period. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not changed drastically from its original state. Materials ☒ Yes ☐ No ☐ Not Applicable The materiality is highly intact on the house apart from a few window changes. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of workmanship is still readily apparent. Feeling ☒ Yes ☐ No ☐ Not Applicable The house continues to reflect its historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The building continues to be associated within a mix of historic residences along 102 Avenue.
Statement of Integrity	The Loney Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value.

	In general, resource is in good condition with form, scale and massing intact, including the original attached single car garage on the west side of the house. - Foundation: Concrete foundation appears to be in good condition with no visible cracks; the foundation has recently been clad with stone (2015). - Cladding: Stucco cladding is original and does not appear to have any major cracks or chips on the front façade; the stucco has been recently painted. - Windows: Windows in the front façade are original and have intact wooden storms (original); they have been recently painted; windows in the basement have been replaced and resized with new vinyl windows. - Doors: A new sliding glass door was added to the rear of the house but does not impact the integrity of the resource; front door is original and has recently been painted; it has its original storm window intact; the hardware has been updated sometime in post 1970s. - Roof: Roof appears to have been replaced with asphalt shingles sometime in the last 5 years and is in good condition; one rainwater leader on the front façade, east side has become disconnected. - Chimney: Chimney is in excellent condition with flashing intact and a relatively new concrete cap; the red brick chimney appears to have been re-mortared. - Decorative Elements: The exposed rafter tails and beams are in good condition and have been recently repainted; the notched bargeboards are original; they have a small amount of paint failure and wear at the ends of the boards; the flower box at the enclosed porch is a replacement but the triangular brackets are original. - Porch: The porch configuration is original and is in excellent condition; lighting on the porch is new but is period appropriate. - Garage: The attached garage is original to the house. The garage door is new; a larger new detached garage has been built at the rear of the property, completed in 2016.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Missiaen Residence		
Address	14030 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	839HW;71;13		
Geographic Position	53.545971	-113.564931	NAD83
Site Area	696.8m^2		
Contributing resources	n/a		
Date of Construction	1949		
Architectural Style	Storybook Revival		
Architect	Richard C. Legge		
Builder	John Schadeck		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued for its association with Post-	**Style/Design/Construction** Valued a good and rare example of transitional Modern style with	

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(see attached worksheets)	war explosion of development in the north side of Glenora neighbourhood. **Event/Cultural Practice** **Institution/Person**	Storybook Revival details. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Missiaen Residence, looking north. 12 November 2015.
Location	14030 - 104 Avenue NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and east (right) elevations of the Missiaen Residence, looking northwest. 12 November 2015.
Location	14030 - 104 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Front (right) and west (left) elevations of the Missiaen Residence, looking northeast. 12 November 2015.

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Location	14030 - 104 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the gable peak with its rolled eaves on the front elevation of the Missiaen Residence. 12 November 2015.
Location	14030 - 104 Avenue NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	Detail of rolled eaves around a decorative wood form on the front elevation of the Missiaen Residence. 12 November 2015.
Location	14030 - 104 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the stamped parged foundation on the west elevation of the Missiaen Residence. 12 November 2015.
Location	14030 - 104 Avenue NW
Copyright	City of Edmonton

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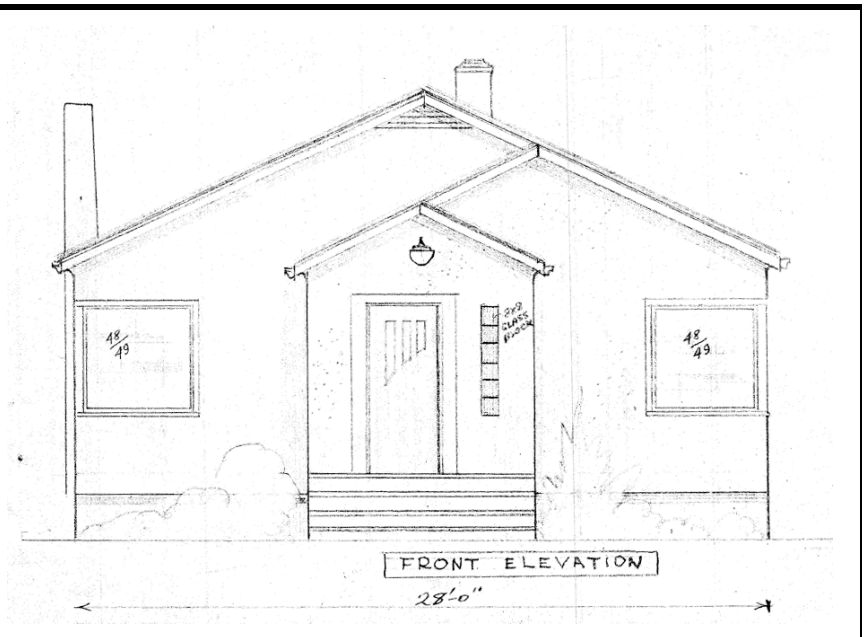
Image 7 Description	
Caption	1949 front elevation drawing of a house designed by Richard C. Legge for contractor John Schadeck. Several of these homes were built in Glenora: 10344 & 10336 - 135 Street; and the Missiaen Residence.
Date	1949
Photographer	Richard C. Legge (Draftsman)
Copyright	City of Edmonton Archives (MP-1949-310)

Historic Photo	
Caption	1952 contextual aerial image of the Missiaen Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The Missiaen Residence, built in 1949 and located in northwest Glenora, possesses heritage value for its association with Glenora's explosive Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Missiaen Residence also possesses style value as an excellent example in the community of a bungalow transitioning to the Modern style with Storybook Revival detailing and is a rare intact example of this particular style. **(Theme Value – Architecture and Design)**

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Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Missiaen Residence is a modest one-storey, front-gabled bungalow built in 1949. The home's stucco façades, tall chimney and nested gables with rolled eaves reference the Storybook Revival style. The home is situated on a 697 square metre parcel on a residential street with mature landscaping and boulevard trees as well as other original character homes of the same age. The residence is located in the northwest part of the inner-City residential community of Glenora, just east of 142 Street, a busy traffic street and the community's western boundary.
Heritage Value	The Missiaen Residence, built in 1949 and located in northwest Glenora, possesses heritage value for its association with Glenora's explosive Post-war settlement period. It serves as a good representative example of the homes built in the community during the economic boom that originated from major oil discoveries near Edmonton, beginning with the 1947 Leduc find. Like the Missiaen Residence, the houses in north Glenora, one of the latest parts of the neighbourhood to develop, are both more modest and more modern than those built in "Old Glenora," the area south of Stony Plain Road and east of 136 Street. The Glenora neighbourhood was subdivided in 1906 (north of Stony Plain Road) and 1911 (south of Stony Plain Road) by Montreal real estate developer James Carruthers. Inspired by the Garden City movement, he envisioned an upscale neighbourhood that emphasized garden space, walkability and streetscapes that followed the natural contours of the landscape. Prior to the 1950s, the area north of Stony Plain Road remained almost entirely undeveloped. In 1948 three city blocks north of 103 Avenue were replotted by the City of Edmonton from the original 1906 Plan 3875P for Glenora. The replotting, registered as Plan 839HW Glenora, removed 141 Street, re-oriented the lots from the streets to the avenues and created over four blocks. The following year the Missiaen Residence was constructed on a 50-foot lot just east of 142 Street, Glenora's western boundary and a busy corridor. It was also one of the few streets in the community where commercial and institutional buildings had begun to develop. Within another year, this subdivision and the rest of northwest Glenora were almost completely built out. Some time after 1952, a garage was erected at the rear of the property.

	This new subdivision followed many City Beautiful trends of Old Glenora such as the substantial landscaped setbacks, decorative light standards and public realm tree plantings in the boulevards. These plantings have matured over time to become an important characteristic of this part of the community. With its landscaped front and rear yards, and mature shrubs and deciduous trees, the Missiaen Residence contributes to this character. The first owners and residents of the Missiaen Residence, Edmond (aka Edmund, Ed) Albert Missiaen (1907-1996) and his wife Audrey (1914-1988), moved into the newly built home circa 1950 and lived there until their deaths. At the outset of the boom, in 1947, Manitoba-born Edmond, together with his brothers, had founded and operated Square M Construction. During his residence in the home, Edmond was a contractor and general superintendent of the company until his retirement in the late 1980s. Square M Construction (operating under Stanhope Construction from 1975 to 2003) was responsible for a number of major construction works like highways, bridges, dams and canals; projects included the Dunvegan Bridge in Peace River, several dams and canals in the Bow River Irrigation system, and work on the Trans Canada Highway and Rogers Pass. The Missiaen Residence also possesses style value as an excellent example in the community of a bungalow transitioning to the Modern style with Storybook Revival detailing and is a rare intact example of this particular style. The home's simple design, medium-pitched roof, large original picture windows, and glass block sidelight all show the transition towards modern design. Other features reference the earlier Inter-war Period-Revival design and, on a modest scale, the elements of the high style houses in Old Glenora. The home's stucco façades, nested gables with rolled eaves and tall, and tapered chimney are all features of the Storybook Revival style used for many of the upscale homes south of Stony Plain Road.
Character Defining Elements	The key elements that define the heritage character of the Missiaen Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential street with modest homes, many original; across the back lane from a Mid-century religious building; back lane access with rear detached garage and small shed;

	- landscape elements such as: wide, 50-foot frontage with deep landscaped setbacks with mature shrubs and deciduous trees; grassy City boulevard with mature street trees; - form, scale, and massing as expressed by its: one-storey height; rectangular plan with short façade; medium-pitch front-gabled roof with narrowly projecting eaves; - construction materials such as: nailed-frame construction with stucco cladding; - Storybook Revival style details such as: enclosed front-gabled front porch centred on front façade, nested in offset gable; shingle roof with rolled eaves at gables; louvre in top gable peak; tall external tapered chimney clad in stucco and parging; stucco drip moulds; parging of foundation and external chimney in an uneven course pattern of smooth and textured blocks; - Modern bungalow style details such as: large picture windows; reed-glass glass block sidelight to right of main door; - original fenestration features such as: single assembly square and rectangle window openings; single assembly 1-over-1 window with upper wooden sash; wooden sills and trim; front door with associated reed-glass glass block sidelight; and - additional features such as: internal red brick chimney; side entry doorway.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because…. The Missiaen Residence, built in 1949 and located in northwest Glenora, possesses heritage value for its association with Glenora's explosive Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Missiaen Residence also possesses style value as an excellent example in the community of a bungalow transitioning to the Modern style with Storybook Revival detailing and is a rare intact example of this particular style. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	Unknown date – windows replaced Unknown date – front door replaced Unknown date – roof replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with stylistic features, form, scale, and massing intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with residences of the same period, landscaped yards and boulevard street trees is intact as is the landscaping of the Missiaen Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials, wood, stucco and glass block. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period.

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	Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Missiaen Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The house is in good condition and its form, scale, and massing intact. Original materials are mainly retained, apart from some window sash replacements with non-authentic materials and mechanism, as well as door replacements. The house has been well maintained with some material failures: paint failure on wooden elements; stucco wall shows some chipping at the base and also has some patches (as repairs) and staining.

City of Edmonton
Historic Resource
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Hinchey Residence		
Address	14005 - 105 Avenue NW		
Neighbourhood	Glenora		
Legal Description	839HW;70;2		
Geographic Position	53.547473	-113.563553	NAD83
Site Area	653.1m^2		
Contributing resources	n/a		
Date of Construction	1950		
Architectural Style	Modern Bungalow		
Architect	n/a		
Builder	Harry B. Gratland		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Good example of high quality and well-	**Style/Design/Construction** Good example of emerging Post-war bungalow style in community.	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	crafted homes built during Glenora's Post-war settlement period. Rare use of curved glass corner blocks in wrap-around picture window. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Hinchey Residence, looking south. 14 September 2015.
Location	14005 - 105 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and west (right) elevations of the Hinchey Residence, looking southeast. 14 September 2015.
Location	14005 - 105 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the triangular louvre in the gable peak on the west elevation, with moulded frieze. 8 November 2015.

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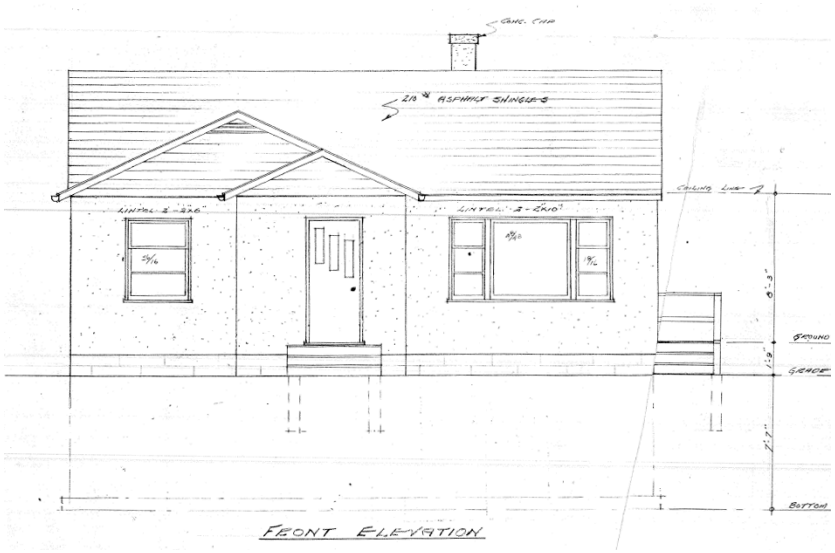
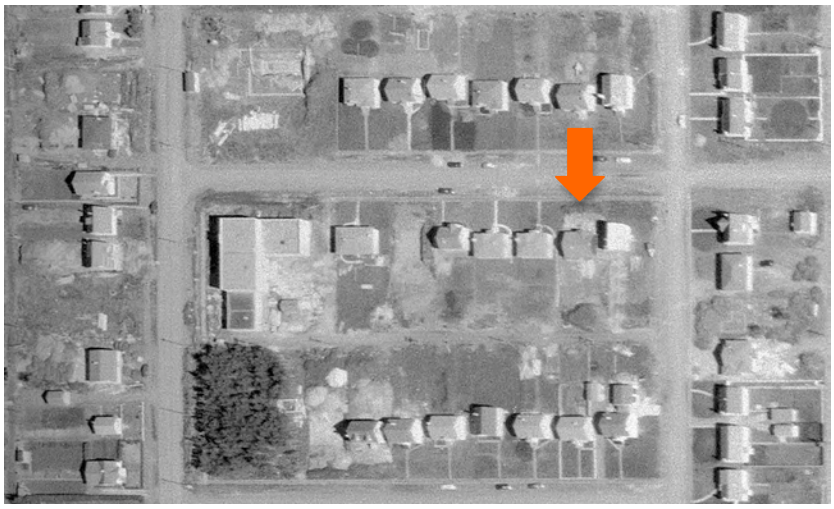
Location	14005 - 105 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the front entryway showing decorative parged surround around the main door. 8 November 2015.
Location	14005 - 105 Avenue NW
Copyright	City of Edmonton
Image 5 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the decorative, parged foundation and glass block basement window. 8 November 2015.
Location	14005 - 105 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Front elevation of the Hinchey Residence, designed for contractor Harry B. Gratland.
Date	1950
Photographer	'GMM' (Initials only)
Copyright	City of Edmonton Archives

Historic Photo	
Caption	1952 contextual aerial image of the Hinchey Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The Hinchey Residence, built in 1950, possesses heritage value as a good representative example of the high quality and well-crafted homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Hinchey Residence also possesses style value as a good and well-stylized example of the emerging modern Post-war bungalow style in the community. **(Theme Value – Architecture and Design)** The residence also has construction value for the rare and notable use of curved glass corner blocks in the wrap-around picture window. **(Theme Value – Architecture and Design)**
Era of	Development Era

Municipal Heritage Planner's Mandatory Documentation

Development (please select one)	☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Hinchey Residence is a modest one-storey, stucco, side-gabled house built in 1950. Its asymmetrical façade displays an enclosed entry porch under nested gable peaks on one side and a large corner wraparound picture window on the other. The home is situated on a 653-square metre parcel on a residential street with mature landscaping and boulevard trees, as well as other original character homes of the same age. The residence is located in the northwest part of the inner-City residential community of Edmonton's Glenora neighbourhood, one block east of 142 Street, a busy traffic street and the community's western boundary.
Heritage Value	The Hinchey Residence, built in 1950, possesses heritage value as a good representative example of the high quality and well-crafted homes built during Glenora's Post-war settlement period. It is located in an area of Glenora north of Stony Plain Road, first subdivided in 1906 by Montreal-based real estate developer, James Carruthers. He subdivided the area south of Stony Plain Road in 1911. While the latter area was built out with fine estate homes, north Glenora remained undeveloped until its rapid build-out during the Mid-century economic boom originating from major oil discoveries near Edmonton. Like the Hinchey Residence, the houses in this area are both more modest and more modern than those located south of Stony Plain Road and east of 136 Street. This upscale area was built out in the years just before the First World War and during the Inter-war years. One year following the 1947 Leduc oil find, the first of the major discoveries, three city blocks north of 103 Avenue were replotted by the City of Edmonton from the original 1906 'Subdivision of River Lot 2' Plan 3875P for Glenora. The replotting, registered as Plan 839HW Glenora, removed 141 Street and created over four new blocks with lots re-oriented from the streets to the avenues. In June of 1950, builder Harry B. Gratland acquired a building permit on a 50-foot lot one block east of 142 Street, a busy traffic street where some commercial and institutional buildings were being constructed. At that time, his contracting firm had numerous building permits for Glenora homes north and south of Stony Plain Road. The Hinchey Residence was completed by November for an estimated cost of $8,500. By 1952, a garage was constructed at the rear of the property, and a small shed has been erected since that time.

	As Glenora evolved and expanded, the new parts of the neighbourhood maintained some of the earlier trends. The replotting continued the grid-iron layout of the original 1906 subdivision. The area also continued the City Beautiful and Garden City trends of Old Glenora such as decorative light poles, deep landscaped setbacks and boulevards with street trees. The plantings have matured over time to become an important characteristic of this part of the community. The Hinchey Residence's well landscaped front and rear yards and mature trees contribute to this character. The home's first residents were Lillian M. Hinchey (1904-91) and her husband Irwin H. (Bud) Hinchey (1906-61). Lillian was originally from the United States, born in Washington state. She was a hairdresser and the proprietor of the West End Beauty Parlor. Irwin, born in North Battleford, Saskatchewan, was living in Edmonton by the 1920s and working as a tinner/metal worker. During his residence in the home he was employed as a trainman, and later as a conductor, by the Northern Alberta Railway which was headquartered in Edmonton. They lived in the home until 1958, shortly before Irwin's death. The home's longest term resident and owner was Mrs. Clara M. Manyk. She moved to the home in 1959, the year following her husband Michael's death, and lived there until a few years after her retirement in 1985. The Hinchey Residence also possesses style value as a good and well-stylized example of the emerging modern Post-war bungalow style in the community. Modern design features include the home's low, horizontal profile with medium-pitch roof, horizontal glass-block strips in the foundation and a large, distinctive wrap-around picture window with reed-glass glass block at the corner. Other architectural details of the home reference the Inter-war styles employed in the high-status homes of Old Glenora, although on a modest scale. These details include its decorative faux-stone stucco door surround and arched niche on the front entry, as well as its patterned, parged foundations. The residence also has construction value for the use of curved glass blocks at the corner of the wrap-around picture window, which is rare and notable in the community. The horizontal reed-glass glass block strips used in the foundation to provide light to the basement are also very unusual.

Character Defining Elements	The key elements that define the heritage character of the Hinchey Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential street with modest homes, many original; back lane access with rear detached garage; - landscape elements such as: 50-foot frontage with deep landscaped setbacks with mature shrubs and deciduous trees; grassy City boulevard with mature street trees; - form, scale, and massing as expressed by its: one-storey height; rectangular plan with long façade with medium-pitched side-gabled roof; enclosed front-gabled porch offset on front façade, nested in offset gable; narrow projecting eaves; - Construction materials such as: nailed-frame construction with stucco cladding; - Modern bungalow style details such as: large corner wraparound picture window with curved reed-glass glass block corner window; horizontal reed-glass glass block strips at foundation; - Inter-war bungalow style details such as: decorative stucco front door surround with 'keystone;' semi-elliptical arched stucco niche beside main door; triangular louvres in gable peaks; parging of foundation in an 'uneven course' pattern of smooth and textured blocks; and - original fenestration features such as: wrap around window with fixed wooden sash picture window next to a curved reed-glass glass block at corner with rectangular window opening beside; single assembly rectangular window openings.

4. Additional Information

Owner(s)	
Owner(s) Address	

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Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because…. The Hinchey Residence, built in 1950, possesses heritage value as a good representative example of the high quality and well-crafted homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Hinchey Residence also possesses style value as a good and well-stylized example of the emerging modern Post-war bungalow style in the community. **(Theme Value – Architecture and Design)** The residence also has construction value for the rare and notable use of curved glass corner blocks in the wrap-around picture window. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with stylistic features, form, scale, and massing intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with residences of the same period, landscaped yards and boulevard street trees is intact, as is the landscaping of the Hinchey Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood, stucco and glass block. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a

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	strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Hinchey Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The house is in good condition with its form, scale, and massing intact. Original materials are generally retained and in good condition, apart from window sash replacements with non-authentic materials and sash mechanism. The front door is replaced with a non-period door. The house has been well maintained with some material failures: minor paint failure on wooden trim; some cracks are present in the stucco and glass block.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	De Champlain Residence		
Address	14030 - 106 Avenue NW		
Neighbourhood	Glenora		
Legal Description	839HW;68;8		
Geographic Position	53.549114	-113.564935	NAD83
Site Area	640.884m^2		
Contributing resources	n/a		
Date of Construction	1949		
Architectural Style	Modern Bungalow		
Architect	n/a		
Builder	Harry B. Gratland		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as an intact example of homes	**Style/Design/Construction** Valued as a good example of transitional Post-war bungalow	

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(see attached worksheets)	built during Glenora's Post-war settlement.	style in community.
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the De Champlain Residence, looking to the north. 14 September 2015.
Location	14030 - 106 Avenue NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Front (left) and east (right) elevations of the De Champlain Residence, looking to the northwest. 14 September 2015.
Location	14030 - 106 Avenue NW
Copyright	City of Edmonton

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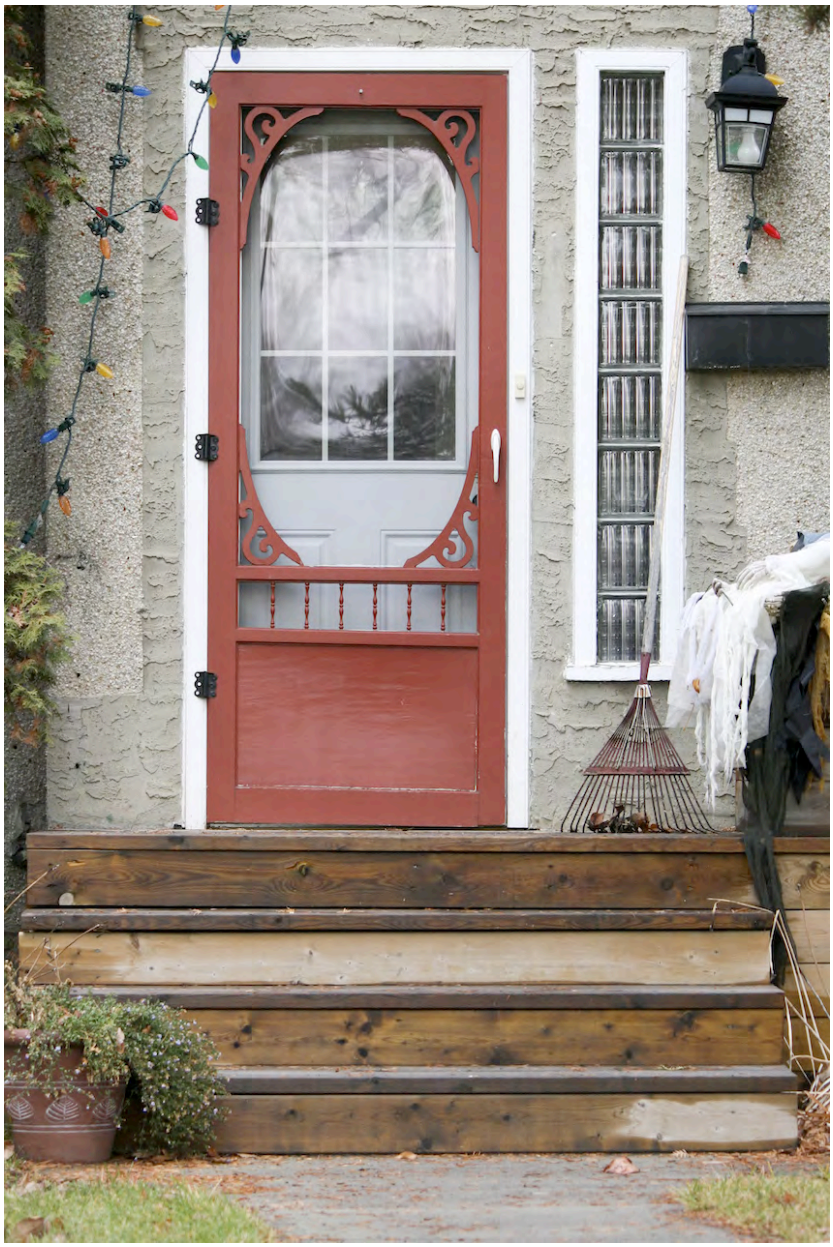
Image 3 Description	
Caption	Detail of the front entryway with a distinct stucco finish and glass block side window. 8 November 2015.
Location	14030 - 106 Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the wood double assembly window on the front elevation, complete with original wood exterior storms. 8 November 2015.
Location	14030 - 106 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the metal louvre in the gable peak on the east elevation; moulded frieze, and concrete block chimney. 8 November 2015.
Location	14030 - 106 Avenue NW

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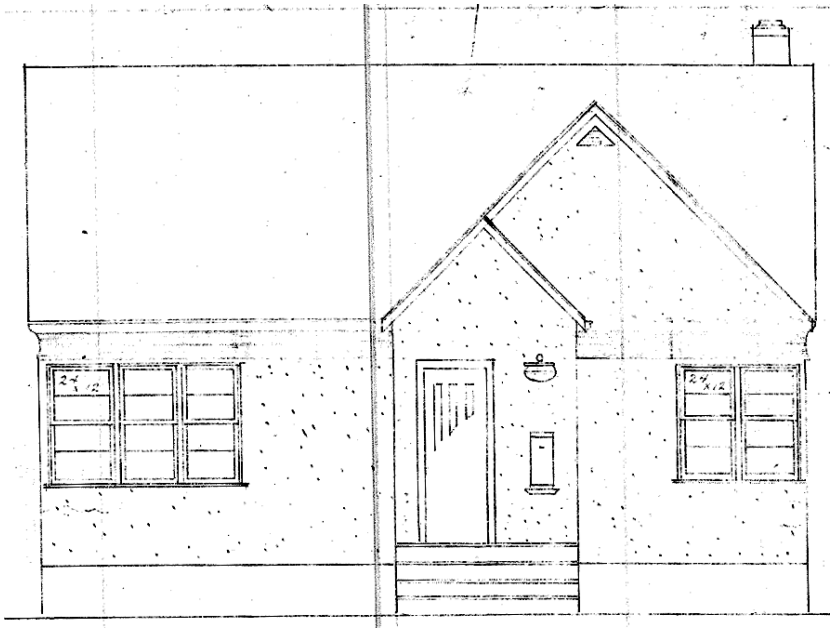
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of basement window well; parged foundation, and bottle-glass stucco on the east elevation. 8 November 2015.
Location	14030 - 106 Avenue NW
Copyright	City of Edmonton
Image 7 Description	

Caption	Front elevation of the De Champlain Residence, drawn for contractor Harry B. Gratland
Date	1950
Photographer	*Unknown Draftsman/Architect*
Copyright	City of Edmonton Archives (MP-1949-5760)
Historic Photo	
Caption	1952 contextual aerial image of the De Champlain Residence, showing its proximity to the Edmonton, Yukon & Pacific Rail line, which was shutdown and removed in the same year of the photo.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The De Champlain Residence, built in 1949, possesses heritage value as a highly intact example of the homes built during Glenora's

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	explosive Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The De Champlain Residence also possesses design value as a highly intact and good example of the transitional modern Post-war bungalow style in the community. **(Theme Value - Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016

Municipal Heritage Planner's Mandatory Documentation

Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The De Champlain Residence is a modest one-and-one-half-storey, pebble dash stucco, side-gabled house built in 1949. An enclosed front-gable entry porch with glass-block sidelight is centred on the front façade and nested in an offset gable. The entry is flanked by a large multi-assembly picture window and a double assembly window. The home is situated on a 641 square-metre parcel on a residential street with mature landscaping, boulevard trees and many other original character homes of the same age. The residence is located in the northwestern part of Edmonton's inner city residential community of Glenora, just east of 142 Street, a busy traffic street and the community's western boundary.
Heritage Value	The De Champlain Residence, built in 1949, possesses heritage value as a highly intact example of the homes built during Glenora's explosive Post-war settlement period. It is located in the northwest part of the community, one of the latest parts to build out, which developed rapidly during Edmonton's Mid-century oil boom. Like the De Champlain Residence, the houses in this part of Glenora are both more modern and more modest than those built in Old Glenora, the prestigious area south of Stony Plain Road and east of 136 Street, and the earliest part of Glenora to develop. In 1948, one year after the outset of the boom, three city blocks north of 103 Avenue were replotted by the City of Edmonton from the original 1906 Plan 3875P for Glenora, subdivided by real estate mogul, James Carruthers. The replotting, registered as Plan 839HW Glenora, removed 141st Street and created over four new blocks with lots re-oriented from the streets to the avenues. A year later the De Champlain Residence was constructed on a 50-foot lot on 106 Avenue and just east of 142 Street, a busy traffic street and one of the few parts of Glenora where commercial and institutional buildings were being constructed. At the time it was built, the home was on the northern edge of the community and backed onto the Northern (formally the Edmonton Yukon & Pacific Canadian) Railway tracks established in 1908. 106 Avenue and the alley to the north were angled to accommodate the railway in the original 1906 subdivision plan. The De Champlain Residence's first owners and residents were Annette De Champlain (nee Plotkins, 1924-2013) and her husband Joseph Paul (1920-82) from ca1951. The couple had been recently

	married in 1947, following Paul's return from overseas service with the Royal Canadian Air Force, and this was likely their first home. Annette was a teacher from Rockyford who had met Paul while teaching in his hometown of Legal. During the time the couple lived in the home, Paul was employed in the oil industry, mainly by drilling companies. They resided in the home until 1954. For the duration of the 1950s, residents with technical and professional careers in the oil industry occupied the home, including a draftsman, an oil refinery supervisor and a geophysicist. Through the 1960s and 1970s the resident owners were Johannes Einer Holm, a Government of Alberta Lands & Forests Department employee, and his wife Lizzie. Another long-term owner, Terry Loat, a planner and later a manager in various City of Edmonton departments, lived in the home from the late 1970s. The De Champlain Residence also possesses design value as a highly intact and good example of the transitional modern Post-war bungalow style in the community. It displays many features of the Modern bungalow style: its orientation with long façade and medium-pitch roof which emphasize a horizontal profile, large original picture window, a glass-block sidelight on the front entry and triple-pane windows with horizontal lines. Other style details of the home reference the Inter-war styles employed in the high-status homes of Old Glenora, although on a modest scale. Such details include its nested gables, louvers in the gable peaks and stucco door surround. As Glenora evolved and expanded, the new parts of the neighbourhood maintained some of the earlier trends. The replotting continued the grid-iron layout of the original 1906 subdivision. The area also continued the Garden City and City Beautiful attributes of Old Glenora such as decorative light poles, deep landscaped setbacks and treed boulevards, all features which are all evident for 106 Avenue. In 1952, shortly after the De Champlain residence was completed, a new cul-de-sac addition was registered for Glenora where the Canadian Northern Railway tracks had been. To make way for the new subdivision, the tracks behind the De Champlain Residence were removed in 1954, and the house now backs onto an alley and small triangular green space. Since the residence was built, a very small garage has been constructed at the rear of the property.

Character Defining Elements	The key elements that define the heritage character of the De Champlain Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential street with modest homes, many original; back lane access with rear detached garage; treed triangular green space across alley; slight delineation of rear property lines of the properties across the alley, along the former Canadian Northern Railway right-of-way; - landscape elements such as: 50-foot frontage with deep landscaped setbacks with mature shrubs and coniferous trees; grassy city boulevard with mature street trees; - form, scale and massing as expressed by its: one-and-one-half-storey residential form on a rectangular plan with long façade with medium-pitched side-gable roof; enclosed front-gable porch centred on front façade and nested in offset gable; projecting eaves; wooden bargeboards in the gables; - construction materials such as: nailed frame construction with pebble-dash stucco cladding; wide-bevelled horizontal siding in the side gables; - Modern bungalow-style details such as: large picture window; glass block sidelight (perpendicular interior flute layers with outward layer of flutes running vertically); triple-pane windows with horizontal lines; - Inter-war bungalow style details such as: nested gables; stucco surround on front door; louvers in gable peaks; parged foundations with belt course design; - original fenestration features such as: fenestration pattern on all façades; 1-over-2 single-hung wooden-sash windows; fixed windows; double assembly window; multi-pane picture window; plain wooden trim and sills; multi-pane storm windows; and - additional features such as: stairs to front door; rear internal concrete chimney.

4. Additional Information

Owner(s)	

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Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because…. The De Champlain Residence, built in 1949, possesses heritage value as a highly intact example of the homes built during Glenora's explosive Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The De Champlain Residence also possesses design value as a highly intact and good example of the transitional modern Post-war bungalow style in the community. **(Theme Value - Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with residences of the same period, landscaped yards and boulevard street trees is intact, as is the landscaping of the De Champlain Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood, stucco and glass block. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable

	The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The De Champlain Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The house is in good condition and its form, scale, and massing intact. Almost all original materials are retained apart from glass block installed in the opening of an original wooden sash window, rough stucco parging over original door surround, aluminium second storey storm window and front door replacement with non-period door. The house has been well maintained and is in good condition with some material failures: paint failures on wooden elements; staining and patching of stucco at base of walls; chipping of concrete chimney. The railway tracks behind the property were removed in 1954; little physical evidence remains aside from the slight delineation of the rear property lines of the properties across the alley.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Zerr Residence		
Address	14032 - 106A Avenue NW		
Neighbourhood	Glenora		
Legal Description	4677HW;67A;12		
Geographic Position	53.550448	-113.564999	NAD83
Site Area	698.995		
Contributing resources	n/a		
Date of Construction	1953		
Architectural Style	Modern Bungalow		
Architect	Fekete Construction Co. Ltd.		
Builder	Fekete Construction Co. Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as good example of homes	**Style/Design/Construction** Good and intact example of Post-war Modern Bungalow style in	

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(see attached worksheets)	built during Glenora's explosive Post-war period and component of large development of houses on 106a Avenue	community.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Zerr Residence, looking to the northwest. 14

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	September 2015.
Location	14032 - 106A Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and north (right) elevations of the Zerr Residence, looking to the west. 8 November 2015.
Location	14032 - 106A Avenue NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of window on front elevation with multi-pane wood storm and addition of a security screen. 8 November 2015.
Location	14032 - 106A Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of entryway showing decorative parged surround. 8 November 2015.
Location	14032 - 106A Avenue NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Rear elevation of the Zerr Residence, looking to the southeast. 8 November 2015.
Location	14032 - 106A Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1954 contextual aerial image of the Zerr Residence.

Date	1954
Photographer	*Unknown*
Copyright	City of Edmonton Archives (1954, RS26, Vol. 8, Frame 34)

2. Significance

Summary	The Zerr Residence, built in 1953, possesses heritage value as a good example of the homes built during the later years of Glenora's Post-war settlement period and as a component of a large development of houses on 106a Avenue. **(Theme Value – Pioneer Farms to First Suburbs)** Built in 1953, the Zerr Residence is further significant as an intact and good example of the Post-war Modern Bungalow style in the community. **(Theme Value - Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No

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	Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Zerr Residence is modest one-storey, hipped-roof Modern Bungalow built in 1953. Its low profile, stucco façades features a shallow offset front-gabled bay above a recessed front entryway and a large picture window. The home is situated on a 699-square metre parcel on a quiet residential cul-de-sac with some residences of the same period, mature landscaping and street trees across from a central green space. The residence is located in the furthest northwest corner of Edmonton's inner-City residential community of Glenora, backing onto 107 Avenue and 142 Street, both busy traffic streets and the community's northern and western boundaries.
Heritage Value	The Zerr Residence, built in 1953, possesses heritage value as a good example of the homes built during the later years of Glenora's Post-war settlement period and as a component of a large development of houses on 106a Avenue. The house is located in the furthest northwest corner of the community and the last part to be subdivided. Northwest Glenora developed rapidly during the Mid-century economic boom, which followed from major oil discoveries near Edmonton. Like the Zerr Residence, the houses in this part of Glenora are both more modern and more modest than those built in 'Old Glenora,' the prestigious area south of Stony Plain Road and east of 136 Street, and the first part of Glenora to develop. The Zerr Residence is situated in the 1952 Plan 4677HW cul-de-sac addition to Glenora surveyed by Charles Weir and approved by the City of Edmonton's head of Town Planning, Noel Dant. The new subdivision re-used lands formerly occupied by the Canadian Northern Railway line; track removal was complete by 1954. Dant was the first head of Edmonton's planning department and was responsible for introducing the Garden City inspired 'Neighbourhood Unit' to the City. Although Plan 4677HW was too small for a Neighbourhood Unit and was required to transition with the adjacent grid-iron plan, it shares some common attributes: curvilinear roads to slow traffic and prevent vehicle cut-through, the use of green space, and a large parcel for an institutional building. On March 1953, Fekete Construction Co. Ltd. obtained permits to build houses on all of lot Nos. 1-23 on block 67A, the western-most and most attractive cul-de-sac which surrounds a green space. The firm constructed the Zerr Residence at a cost of $9,500 on a large

	pie-shaped lot on the cul-de-sac. Fekete Construction, a custom home business established in the late 1920s by European-born tradesman John Fekete, was one of Alberta's major homebuilders from 1949 through the early 1970s. At the time the Zerr Residence was built, they were constructing around 300 homes annually and advertised themselves as "builders of quality homes" with John as president and son Alfred (Fred) as supervisor. The company has been run by at least three generations of the Fekete family and continues to operate today. The Zerr Residence fronts onto a street that curves around a central landscaped green space and backs onto a wide, treed grassy strip that borders the subdivision. The new subdivision exhibits some Garden City and City Beautiful attributes of Old Glenora such as decorative light poles, deep landscaped setbacks with mature plantings and, to a lesser extent, street trees. These features are all evident for the Zerr property, with several tall, mature coniferous and deciduous trees in the front and rear yards. The Zerr Residence's first owners and residents were Leo C. Zerr, a California Standard Oil company (today's Chevron) engineer, and his wife Constance from circa 1954 to 1957. The home's longest term residents and owners, from 1957 until at least 1987 were Helen and Steve Nayowski (aka Nahayowski, 1927-2005). Five years after they were married the couple moved to the home and raised their three children. Steve, born in Long Lake, Alberta, was a driver with Alberta Brewers Agents throughout the period they were residents. Built in 1953, the Zerr Residence is further significant as an intact and good example of the Post-war Modern Bungalow style in the community. The home displays the features of this design, which was to become the dominant house form in Alberta by the end of the 1950s. A large picture window and a low, horizontal profile created by a rectangular plan with long façade and low-pitched, hipped roof with deeply overhanging eaves characterises this style. The residence possesses a distinctive low-pitched front-gabled 'pediment' which surmounts a wide, very shallow bay, creating a recessed front entry and a bay for the picture window. A large detached garage at the rear of the property appears to be the same age as the house, and mirrors the home's form, roof-line, pebble-dash stucco, and windows.

Character Defining Elements	The key elements that define the heritage character of the Zerr Residence include, but are not limited to its: - location on the southwest corner of a cul-de-sac, orientation on its property and setbacks on all sides; - environment: a quiet residential street which curves around a central, landscaped green space; back lane access with rear detached garage with pyramidal roof, overhanging eaves and pebble-dash stucco; wide, treed, grassy green strip across alley; - landscape elements such as: large pie-shaped lot with deep landscaped setbacks with mature shrubs, deciduous and coniferous trees; early horizontal plank fence at rear; - form, scale, and massing as expressed by its: one-storey residential form on a rectangular plan with long façade; low pitched hipped roof; wide, shallow-pitch offset projecting front-gabled bay on front façade; deep overhanging eaves; plain wooden soffits; wooden cladding in gables; front-gabled 'pediment' surmounting recessed front entry and picture window - nailed-frame construction including: pebble-dash stucco cladding; wide lapped horizontal siding and wooden board cladding in gables; - Modern Bungalow style details such as: low, horizontal profile with shallow roof pitch; large picture window; full-height, textured glass sidelight at front entry; - original fenestration features such as: single assembly 1-over-1 single-hung wooden-sash window with matching wooden storm; double assembly 1-over-1 single-hung wooden-sash window with matching wooden storm; double assembly casement windows with single light wooden storms; large multi-light wooden storm window; 10-panel wooden front door with single reed-glass sidelight; single panel wooden at rear; and - additional features such as: stairs to front door; original internal rear door and adjacent milk chute.

4. Additional Information

Owner(s)	

Municipal Heritage Planner's Mandatory Documentation

Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because…. The Zerr Residence, built in 1953, possesses heritage value as a good example of the homes built during the later years of Glenora's Post-war settlement period and as a component of a large development of houses on 106a Avenue. **(Theme Value – Pioneer Farms to First Suburbs)** Built in 1953, the Zerr Residence is further significant as an intact and good example of the Post-war Modern Bungalow style in the community. **(Theme Value - Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with residences of the same period, landscaped yards, many street trees and central green space is intact, as is the landscaping of the Zerr Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains sufficient authentic materials: pebble-dash stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable

	The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Zerr Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The house is in very good condition and its form, scale, and massing intact. Almost all original materials are retained apart from the vinyl siding in the offset gable, which may cover the original cladding. Rolling security shutters have been installed over windows, but are reversible. The picture window on the front façade has been replaced, but the wooden storm window is original. The house has been well maintained and is in good condition with some material failures: cracks in foundation parging; paint failure on soffits and other wooden elements; cracks and chipping present in concrete front entry steps.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Clifton Residence		
Address	14040 - 106A Avenue NW		
Neighbourhood	Glenora		
Legal Description	4677HW;67A;10		
Geographic Position	53.550134	-113.565085	NAD83
Site Area	627.2m^2		
Contributing resources	n/a		
Date of Construction	1953		
Architectural Style	Modern Bungalow		
Architect	Fekete Construction Co. Ltd.		
Builder	Fekete Construction Co. Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as an intact and good example of	**Style/Design/Construction** Well-crafted example of transitional Post-war bungalow	

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(see attached worksheets)	homes built during Glenora's Post-war settlement period and as a component of a larger development of houses on 106a Avenue	style in community.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person Valued for three important residences who made significant contributions to Edmonton.	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	Front elevation of the Clifton Residence, looking west. 14 September 2015.
Location	14040 - 106A Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front (right) and north (left) elevations of the Clifton Residence, looking southwest. 8 November 2015.
Location	14040 - 106A Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the decorative parged surround at the entryway of the Clifton Residence. 8 November 2015.
Location	14040 - 106A Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the double assembly window on the front elevation with original wood storms and fabric awnings. 8 November 2015.
Location	14040 - 106A Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the decorative parged foundation on the north elevation. 8 November 2015.
Location	14040 - 106A Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the rear shed dormer. 8 November 2015.
Location	14040 - 106A Avenue NW
Copyright	City of Edmonton
Historic Photo	

Caption	1954 contextual aerial image of the Clifton Residence.
Date	1954
Photographer	*Unknown*
Copyright	City of Edmonton Archives (1954, RS26, Vol. 8, Frame 34)

2. Significance

Summary	
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author	Donald Luxton & Associates

Municipal Heritage Planner's Mandatory Documentation

and Contact Information	403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Clifton Residence is a modest one and one-half storey, pebble-dash stucco, side-gabled house built in 1953. The gable peak above the front entrance is nested in a wide offset gable that overhangs a picture window. The home is situated on a 627 square-metre parcel on a quiet residential cul-de-sac with mature landscaping and street trees, across from a central green space. The residence is located in the furthest northwest corner of Edmonton's inner-City residential community of Glenora, backing onto the intersection of 107 Avenue and 142 Street, busy traffic streets that border Glenora to the north and west.
Heritage Value	The Clifton Residence, built in 1953, is valued as an intact example of the homes built during Glenora's Post-war settlement period and as a component of a large development of houses on 106a Avenue. The house is located in the furthest northwest corner of the community and the last part to be subdivided. Northwest Glenora developed rapidly during the mid-century economic boom, which resulted from major oil discoveries near Edmonton. Like the Clifton Residence, the houses in this part of Glenora are both more modern and more modest than those built in 'Old Glenora,' the prestigious area south of Stony Plain Road and east of 136 Street, and the earliest part to develop. The Clifton Residence is situated in the 1952 Plan 4677HW cul-de-sac addition to Glenora. This subdivision re-plotted the lands formerly occupied by the Canadian Northern Railway line (tracks completely removed by 1954). On March 1953, Fekete Construction Co. Ltd. obtained permits to build houses on all of lot Nos. 1-23 on block 67A, the most attractive of the cul-de-sacs that surrounds a green space. The Clifton Residence was built at a cost of $8,500 on a large pie-shaped lot on the cul-de-sac. Fekete Construction, a custom home business established in the late 1920s by European-born tradesman John Fekete, was a major provincial homebuilder from 1949 into the 1970s. At the time the Clifton Residence was built, the company was constructing around 300 homes annually, advertising themselves as "builders of quality homes" with John as president and son Alfred (Fred) as supervisor. The Clifton Residence is also significant as an intact and well-crafted example of the transitional modern Post-war bungalow style in the community. It displays some features of the Modern Bungalow

	style: its simple design and the shallow offset gable that overhangs the large picture window. Other style details of the home reference the Inter-war Period Revival styles featured in the high-status homes of Old Glenora, although on a modest scale. Such details include its nested gables, louvers in the gable peaks, wooden planters mounted below the main windows and decorative stucco door surround. A garage has also been constructed at the rear of the property. The Clifton Residence has person value for three important resident owners who made significant contributions to Edmonton, including during the period they lived in the home. The first owners and residents were Reginald and Faith Clifton from 1954 to 1960. Saskatchewan-born Faith (1901-1959), who moved to Edmonton in 1932, was devoted to early theatre and the arts in the city. As well, she was involved in community service organizations and instrumental in the opening of Edmonton's first Canadian National Institute for the Blind in 1949. She has been recognized by a Glenora Park, the 'Faith Clifton/Alan Macdonald Memorial Park' at 13725 101 Avenue, an initiative undertaken by her daughter Marguerite in 1997. Reginald and Faith lived in the home until Faith's death in 1959. From 1961 to 1972 the Reilly family lived in the home. Scottish-born John (Jack) Patrick Reilly (ca1905-1991) had immigrated to Canada in 1928, and served in the air force during the Second World War. He and wife Marguerite (1912-2010) moved to Edmonton in 1946 where Jack began a 23-year career with the newly formed city Parks & Recreation Department, and was a supervisor when they lived in the Clifton Residence. He was recognized for significant service to minor amateur sports by both the Alberta and Edmonton Sports Halls of Fame in 1968 and 1970, respectively. When the Reillys moved after Jack's retirement, Francis (Frank) Dolphin (1928-2013) and wife Margaret resided in the house from 1973 until the early 2010s. Frank's prolific career covered all aspects of radio and television broadcasting; he was founding editor of the *Western Catholic Reporter* and a published author. While living in the home, he was news editor and later journalist for the CBC, and received the 1975 F.P. Galbraith Award in journalism.
Character Defining Elements	The key elements that define the heritage character of the Clifton Residence include, but are not limited to its: - location on a cul-de-sac, orientation on its property and setbacks on all sides;

	- quiet residential street which curves around a central, landscaped green space; back lane access with rear detached garage; wide, treed, grassy green strip across the alley; - landscape elements such as: large pie-shaped lot with deep landscaped setbacks with mature deciduous trees; - form, scale, and massing as expressed by its: one and one-half storey height; rectangular plan with long façade; medium-pitched side-gabled roof; front-gabled peak centred above front entry and nested in shallow, offset gable; nested gables overhang entry way and picture window; shed dormer on rear façade; flush wooden bargeboards in the gables and projecting eaves; - nailed-frame construction with pebble-dash stucco cladding; wide lapped horizontal siding in gable peak over front door; - Modern bungalow style details such as: simple design, horizontal orientation, large picture window and shallow offset overhanging gable; - Period Revival style details such as: nested gables; decorative stucco front door surround; louvres in gable peaks; clipped eaves; parged foundations with fieldstone pattern and bracketed, wooden planter boxes below front windows; fabric awnings over windows; and - original fenestration features such as: original fenestration openings on all façades; double and triple assembly wooden casement windows with wooden exterior storms; plain wooden trim and sills; triple assembly wooden sash windows with central fixed window and 1-over-1 flanking each side with wooden exterior storm on front façade.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because…. The Clifton Residence, built in 1953, is valued as an intact example of the homes built during Glenora's Post-war settlement period and as a component of a large development of houses on 106a Avenue. **(Theme Value – Pioneer Farms to First Suburbs)** The Clifton Residence is also significant as an intact and well-crafted example of the transitional modern Post-war bungalow style in the community. **(Theme Value - Architecture and Design)** The Clifton Residence has person value for three important resident owners who made significant contributions to Edmonton, including during the period they lived in the home. **(Person Value)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with residences of the same period, landscaped yards, many street trees and central green space is intact as is the landscaping of the Clifton Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains sufficient authentic materials: pebble-dash stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident

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	in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Clifton Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's form, scale, and massing are intact. Almost all original materials are retained apart from the vinyl siding in the front-gable over the entrance and on the rear shed dormer (may cover original siding), some second floor and basement window sash replacements with aluminum horizontal sliders, vinyl soffits and bargeboards and non-period front doors. The house has been well maintained and is in good condition with some material failures: stucco has minor cracks on lower corners; minor paint failure on wooden elements.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Linsdell Residence		
Address	10440 - 140 Street NW		
Neighbourhood	Glenora		
Legal Description	839HW;70;1		
Geographic Position	53.547475	-113.563323	NAD83
Site Area	652.896		
Contributing resources	n/a		
Date of Construction	1949		
Architectural Style	Modern Bungalow		
Architect	n/a		
Builder	n/a		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Association with period of intense	**Style/Design/Construction** Good example of transitional Modern Bungalow style with	

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(see attached worksheets)	densification in Glenora neighbourhood north of Stony Plain Road **Event/Cultural Practice** **Institution/Person**	Period Revival influences from 'Old Glenora'. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Linsdell Residence, looking to the west. 14 September 2015.
Location	10440 - 140 Street NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and north (right) elevations of the Linsdell Residence, looking toward the southwest. 8 November 2015.
Location	10440 - 140 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	North (left) and rear (right) elevations of the Linsdell Residence, looking to the southeast. 8 November 2015.

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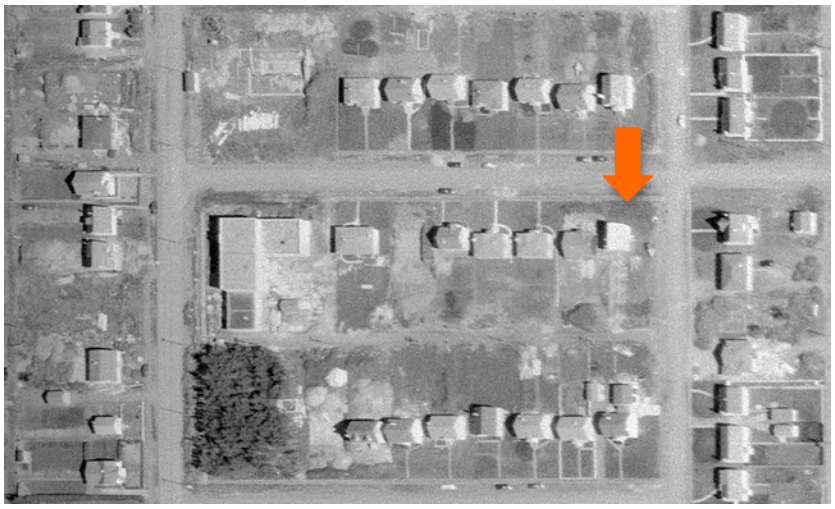
Location	10440 - 140 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the off-centre parged chimney. 8 November 2015.
Location	10440 - 140 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the metal louvre in the high gable peak of the front porch. 8

	November 2015.
Location	10440 - 140 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 contextual aerial image of the Linsdell Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The Linsdell Residence, built in 1949, is significant for its association with Glenora's Post-war settlement period, a period of intense densification north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)** The Linsdell Residence is further significant as an intact and good example of the transitional modern Post-war bungalow style in the community, influenced by the Period Revival style prevalent in 'Old Glenora' south of Stony Plain Road. **(Theme Value – Architecture and Design)**

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Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Linsdell Residence is a modest one and one-half storey, stucco clad bungalow built in 1949. It has a steep side-gabled roof and a distinctive tall, asymmetrical front gable above an enclosed entry porch. The entry has a glass-block sidelight, and is flanked by two picture windows. The home is situated on a 653 square-metre corner parcel facing two residential streets, both with mature landscaping and street trees, and with many other original character homes of the same age along the avenue. The residence is located in the northwestern part of the inner-city residential community of Glenora, one block east of 142 Street, a busy traffic street and the community's western boundary.
Heritage Value	The Linsdell Residence, built in 1949, is significant for its association with Glenora's Post-war settlement period, a period of intense densification north of Stony Plain Road. The residence is located in northwest Glenora, one of the last areas to develop in the neighbourhood, spurred by the Post-war economic boom originating from major oil discoveries near Edmonton. The Linsdell Residence is a good example of the houses in this part of Glenora, which are both more modern and more modest than the prestigious residences built in 'Old Glenora,' south of Stony Plain Road and east of 136 Street, which developed in the years just prior to the First World War and during the Inter-war period. In 1948, one year following the Leduc oil find, three city blocks north of 103 Avenue were replotted by the City of Edmonton from the original 1906 'Subdivision of River Lot 2' Plan 3875P for Glenora. The original subdivision was engineered by real estate mogul James Carruthers, who envisioned a Garden City suburb for the Edmonton's elite. He subdivided the area south of Stony Plain Road in 1911. The 1948 replotting, registered as Plan 839HW Glenora, retained the grid-iron layout of the original plan but removed 141 Street, re-orienting the lots from the streets to the avenues and creating over four blocks. One year later the Linsdell Residence was constructed on a 50' x 140' corner lot one block east of 142 Street, a busy traffic street and one of the few areas of Glenora where commercial and institutional buildings were being constructed. Although this part of the community developed in a later period than Old Glenora, it continued certain Garden City trends such as

	decorative light standards, deep landscaped setbacks, street trees, and grassy boulevards on the avenues. The plantings have matured over time to become an important characteristic of this part of the community. With its deeply landscaped front and rear yards, and mature shrubs and trees, the Linsdell Residence contributes to this character. Since 1952, a garage and several small outbuildings have been constructed at the rear of the property. The Linsdell Residence's first, and long-time, residents and owners were Ronald Arthur Linsdell and his wife Margaret from 1951 until at least 1987. When the couple moved to the house, Ronald (Ron, Ronnie) was working with Alberta Lands and Forest where he had been employed in radio communications from the late 1930s. He later worked in administration for Alberta Government Telephones from the mid 1960s through his retirement in the mid-1970s. The Linsdell Residence is further significant as an intact and good example of the transitional modern Post-war bungalow style in the community, influenced by the Period Revival style prevalent in 'Old Glenora' south of Stony Plain Road. It displays many features of the Modern Bungalow style: its simple design and rectangular plan oriented with long façade, its large picture windows and the glass-block sidelight on the front entry. Other style details of the home reference - on a modest scale – Storybook Revival-style features of the high-status homes of Old Glenora. Such details include its steep roof pitch, its tall, asymmetrical offset front-gable peak, louvres in the gable peaks, and parged foundations.
Character Defining Elements	The key elements that define the heritage character of the Linsdell Residence include, but are not limited to its: - location and orientation on its corner property and setbacks on all sides; - residential streets with many original modest homes on the avenue; back lane access with rear detached gable-roofed garage; - landscape elements such as: wide, 140-foot frontage with deep landscaped setbacks on front and side yards; mature shrubs, deciduous and coniferous trees; mature street trees; grassy City boulevard on the avenue; - construction materials such as: nailed frame construction with stucco cladding; - form, scale, and massing as expressed by its: one-and-one-half-storey height; rectangular plan with long façade; high-

	pitched side-gabled roof; enclosed front-gabled entry vestibule slightly offset on front façade; narrow projecting eaves; moulded wooden bargeboards in the gables; - Modern Bungalow style details such as: large picture windows; glass-block (interior flute layers perpendicular) sidelight to right of main door; - Storybook Revival-style details such as: steeply pitch roof on front-gabled vestibule; louvres in gable peaks; one tall external and one very tall internal chimney; parging on foundations and chimneys, with belt course pattern with smooth and rough textured courses on the foundation; stucco drip moulds above lintels; - original fenestration features such as: single and double assembly rectangular window openings; reed-glass glass-block sidelight; wooden trim and sills; and - additional features such as: concrete stairs with decorative metal balustrade at front door.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton	

Municipal Heritage Planner's Mandatory Documentation

Historical Board	

Statement of Integrity

Municipal Heritage Planner's Mandatory Documentation

Values Summary	This site is significant because…. The Linsdell Residence, built in 1949, is significant for its association with Glenora's Post-war settlement period, a period of intense densification north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)** The Linsdell Residence is further significant as an intact and good example of the transitional modern Post-war bungalow style in the community, influenced by the Period Revival style prevalent in 'Old Glenora' south of Stony Plain Road. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and grassy city boulevard on the avenue in intact; as is the landscaping of the Linsdell Residence. There are still many residences of the same period on the avenue side. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, glass block and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period.

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	Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Linsdell Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's form, scale, and massing are intact. Most original materials are retained apart from the window sash replacements with inauthentic materials and sash mechanisms, and non-period front door. The house has been well maintained and is in very good condition with no noted material failures. The early streetscapes of the street and avenue have generally been retained, however not many early residences remain on the street side.

City of Edmonton
Historic Resource
Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Binder Residence		
Address	14014 - 102A Avenue NW		
Neighbourhood	Glenora		
Legal Description	758HW;101;15		
Geographic Position	53.543963	-113.564474	NAD83
Site Area	496.6m^2		
Contributing resources	n/a		
Date of Construction	1950		
Architectural Style	Modern Bungalow		
Architect	n/a		
Builder	Joseph J. Carwell		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as a modest representative	**Style/Design/Construction** Valued as a modest representation of a typical	

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(see attached worksheets)	example of types of homes built during boom period on north side of neighbourhood. Associated with influx of Jewish population west from downtown due to building of Talmud Torah school in community. **Event/Cultural Practice** **Institution/Person**	Modern Bungalow in community. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	The front (left) and east (right) elevations of the Binder Residence, looking northwest. 14 September 2015.
Location	14014 - 102A Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Proximity of the Binder Residence to excavation of the stalled Glenora Skyline/West Block project, looking to the north. 12 November 2015.
Location	14014 - 102A Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the red brick chimney of the Binder Residence. 12 November 2015.
Location	14014 - 102A Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the triple assembly window on the front elevation, complete with original wood storms. 12 November 2015.

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Location	14014 - 102A Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of a small wood frame shed addition to the east elevation of the Binder Residence. 12 November 2015.
Location	14014 - 102A Avenue NW
Copyright	City of Edmonton
Image 6 Description	

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Caption	Detail of decorative parged foundation. 12 November 2015.
Location	14014 - 102A Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 contextual aerial image of the Binder Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

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Summary	The Binder Residence, constructed in 1950, is valued as a modest representative example of the homes built during Glenora's explosive Post-war settlement, the heart of which was centred north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)** The Binder Residence is also valued for its association with the influx of a Jewish population into the area due to the establishment of the Talmud Torah Elementary School in 1952 in Glenora on 106 Avenue and 133 Street. **(Theme Value - Pioneer Farms to First Suburbs)** The Binder Residence is also valued as a modest and highly intact example of a typical Modern Bungalow in the community. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No

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Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Binder Residence is a modest one-storey, stucco-clad, hipped-roof bungalow built in 1950. A projecting front-gabled enclosed porch is centred on the front façade, flanked by double and triple assembly windows. The home is situated on a 497 square-metre parcel on a residential street with mature landscaping and street trees. The residence is located in the northwestern part of the inner-city residential community of Glenora, just north of Stony Plain Road and one block east of 142 Street, a busy traffic street and the community's western boundary.
Heritage Value	The Binder Residence, constructed in 1950, is valued as a modest representative example of the homes built during Glenora's explosive Post-war settlement, the heart of which was centred north of Stony Plain Road. The residence is located in the northwest part of the community, one of the last parts to build out. This area did not develop until the mid-century economic boom, spurred by major oil discoveries near Edmonton. Like the Binder Residence, the houses in this area are both more modest and more modern than those built in the first part of Glenora to develop, 'Old Glenora,' the area south of Stony Plain Road and east of 136 Street. This upscale area was built out in the years just before the First World War and during the Inter-war years. In 1948, one year following the first of the major discoveries, the 1947 Leduc oil find, the block where the Binder Residence is located was replotted by the City of Edmonton from the original 1906 Subdivision of River Lot 2, Plan 3875P for Glenora. Subdivided originally by real estate developer, James Carruthers as Glenora, the area north of Stony Plain Road remained relatively undeveloped until the Post-war period. The 1948 replotting, registered as Plan 758HW Glenora, created a new avenue - 102A - between Stony Plain Road and 103 Avenue, and re-oriented several lots from the streets to the avenues. In June 1950, Joseph Johnston Carwell (1880 - 1971) acquired a building permit for a 46.5' lot on 102A Avenue and constructed the Binder Residence that year for an estimated cost of $6,000. Carwell was a carpenter and building contractor who had immigrated to Edmonton from England in 1901. The Binder Residence is also valued for its association with the influx of a Jewish population into the area due to the establishment of the Talmud Torah Elementary School in 1952 in Glenora on 106 Avenue

	and 133 Street. The first residents and owners of the home were the Binder family, Samuel (aka Sam, 1907-1987), his wife Zelda (1906-2005) and their son, Melvin (Mel). They were also long-time residents, from 1951 through to at least 1999. The Binders were part of a westward expansion of Edmonton's Jewish community from downtown as their population grew following the Second World War, and, as with many others, they settled in Glenora. The year the Binders moved to this home, there was a new sod-turning for the Beth Shalom Synagogue and Jewish Community Centre close by in Oliver which was erected by 1952. Throughout the period the couple lived in the home, Samuel was employed as a theatre manager, first for Avenue Theatre, and then for Odeon (later Canadian Odeon) Theatre, becoming a supervisor from the late 1970s until his retirement in the mid 1980s. Their son, Mel, was born in Edmonton and grew up in the Binder Residence. Following his education in the legal profession, he practiced law and was named a Justice of the Court of Queen's Bench. He was also very involved in community service, including two terms as City alderman, 12 years as an Edmonton Public School Board trustee, seven years as chairman of the Edmonton Board of Health, and member of the Police Commission and of the Old Strathcona Foundation. The Binder Residence is also valued as a modest and highly intact example of a typical Modern Bungalow in the community. The home's simplicity reflects a home transitioning from the Inter-war period to a more modern form; however, many details of the home reflect earlier Period Revival bungalows, ubiquitous south of Stony Plain Road. These details include its projecting front-gabled enclosed entry centred on the front façade with an arched canopy, triple and double assembly windows, and foundation parged in a belt course pattern with smooth and textured courses. Common with the other parts of Glenora, the 102A Avenue streetscape displays landscaped setbacks and street trees, with plantings that have matured over time to become an important characteristic of this part of the community. With its landscaped front and rear yards, and mature trees, the Binder Residence contributes to this character.
Character Defining Elements	The key elements that define the heritage character of the Binder Residence include, but are not limited to its:

	- location and orientation on its property and setbacks on all sides; - residential tree-lined street; back lane access with rear detached garage; - landscape elements such as: wide 46.5-foot lot with landscaped setbacks with mature deciduous trees; - form, scale, and massing as expressed by its: one-storey height; rectangular plan with short façade; medium-pitched hipped roof; projecting front-gabled enclosed entry vestibule centred on front façade; projecting eaves with moulded wooden frieze; projecting verges with rounded bargeboards; moulded wooden frieze; plain wooden soffits; - construction materials including: nailed-frame construction with original pebble-dash stucco cladding; - Period Revival bungalow style details such as: orientation on short façade; projecting front-gabled enclosed entry with boxed eaves and arched stucco canopy with stucco brackets; parging of foundation in belt course pattern; multi-light, multi-assembly windows; - original fenestration features such as: double assembly asymmetrical 1-over-1 single-hung wooden-sash windows with matching wooden storm; triple assembly asymmetrical 1-over-1 single-hung wooden-sash windows with matching wooden storm on either side of a fixed wooden window with wooden storm; single assembly multi-light wooden window with multi-light wooden storm; wooden trim, sills and drip moulds; four-panel wooden door with upper glass panels; and - additional features such as: internal red brick chimney; stairs to front door with original wrought iron railings; enclosed shed-roofed side porch with wooden cladding and multi-light wooden window.

4. Additional Information

Owner(s)	
Owner(s) Address	

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Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because…. The Binder Residence, constructed in 1950, is valued as a modest representative example of the homes built during Glenora's explosive Post-war settlement, the heart of which was centred north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)** The Binder Residence is also valued for its association with the influx of a Jewish population into the area due to the establishment of the Talmud Torah Elementary School in 1952 in Glenora on 106 Avenue and 133 Street. **(Theme Value - Pioneer Farms to First Suburbs)** The Binder Residence is also valued as a modest and highly intact example of a typical Modern Bungalow in the community. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with stylistic features, form, scale, and massing intact. Environment ☒ Yes ☐ No ☐ Not Applicable The immediate streetscape with residences of the same period, landscaped yards and street trees is intact; low to mid-rise multi-residential development in close proximity to the south, east and west of the home, but does affect immediate context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood and stucco. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current detailing and condition.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the home itself has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Binder Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's form, scale, and massing are intact. It retains almost all its original features and is in good condition. There are some material failures including parging loss on foundation, cracks in the concrete front stairs and paint failures on some wooden elements. Part of the frontage is adjacent to construction works with impact unknown until its completion.

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Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Kruger Residence		
Address	14015 - 103 Avenue NW		
Neighbourhood	Glenora		
Legal Description	1932HW;101;10		
Geographic Position	53.54433	-113.56412	NAD83
Site Area	853.8m^2		
Contributing resources	n/a		
Date of Construction	1953		
Architectural Style	Modern Rancher		
Architect	n/a		
Builder	Kruger Construction Co. Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Associated with prominent Glenora	**Style/Design/Construction** Excellent and intact example of a Modern Ranch style in the	

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(see attached worksheets)	developer, William Kruger and as a good example of Post-war development in the neighbourhood.	Glenora neighbourhood.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Kruger Residence, looking to the south. 14 September 2015.

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Location	14015 - 103 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and west (right) elevations of the Kruger Residence, looking to the southeast. 12 November 2015.
Location	14015 - 103 Avenue NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	The flat-roof, two-door garage located to the east of the Kruger Residence, looking to the southwest. 12 November 2015.
Location	14015 - 103 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the front entrance to the Kruger Residence. Note the central doorknob on the front door. 12 November 2015.
Location	14015 - 103 Avenue NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the horizontally configured window on the front elevation of the Kruger Residence. 12 November 2015.
Location	14015 - 103 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the staircase leading from the Kruger Residence onto the driveway in front of garage. 12 November 2015.
Location	14015 - 103 Avenue NW

Copyright	City of Edmonton
Historic Photo	
Caption	1954 contextual aerial image of the Kruger Residence.
Date	1954
Photographer	*Unknown*
Copyright	City of Edmonton Archives (1954, RS26, Vol. 8, Frame 34)

2. Significance

Summary	The Kruger Residence, constructed in 1952, is valued for both its association with Glenora developer and long-term resident William Kruger (c.1887-1980), and as a reflection of the Post-war development of Glenora north of Stony Trail Road **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Kruger Residence is further valued as an excellent example of a

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	Modern-style Rancher in the Edmonton neighbourhood of Glenora **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Kruger Residence is located on 103 Avenue NW between 140 Street NW and 142 Street NW in Edmonton's residential neighbourhood of Glenora. The house is setback from a tree-lined boulevard behind a retaining wall with Roman split-face brick in stack bond. The property is landscaped with mature trees and vegetation, as well as a driveway, accessible from the street, on the left (east) side of the lot. The Modern-style Rancher is distinguishable through its low profile, one-storey height, low-pitched hipped roof, visibly recessed front entryway, infilled breezeway connecting to a double car garage.
Heritage Value	The Kruger Residence, constructed in 1952, is valued for both its association with prominent Glenora developer and long-term resident William Kruger (c.1887-1980), and as a reflection of the Post-war development of Glenora north of Stony Plain Road. Kruger immigrated to Canada from Poland, circa 1889, with his parents and siblings. At the time of their immigration, the former Polish commonwealth was partitioned among the Russian Empire, Prussia, and Austria. Uprisings against the restriction of political and civic liberties and subsequent Germanisation and Russification of Poland, resulted in the mass movement of people from the territory (1880s-1914) with many migrating overseas. The Krugers were likely one such family, choosing to leave the upheaval of their homeland and resettle in western Canada. Records of the family are scarce; however, census files indicate they initially established a farm southwest of Stony Plain. William Kruger, who worked on his family's farm, married Emily and relocated to Edmonton circa 1920. Following the birth of their first child, Pearl, the family moved to Illinois in 1923 and remained there for the next two years before returning to Canada. Upon his return, Kruger worked as a building contractor throughout Edmonton. Recognizing the real estate and economic potential of Edmonton due to the Leduc oil strike of 1947 and returning Second World War military personnel, Kruger expanded his building contracting business to include property development, establishing Kruger Construction (later Kruger Property Development) in the late 1940s. Prior to the Second World War, development in Glenora was primarily centred south of Stony Plain Road with lots north of Stony Plain Road remaining vacant. The influx of people to the city resulted in an increased demand for housing and a boom in construction in the 1950s. Kruger, who was living in Westmount in 1950, purchased four lots (10-13) in Block

	101 and re-subdivided them into three lots (10, 12, 13). He constructed the extant house on lot 10 and developed the two other lots. Between 1950-1954, Kruger developed 24 lots in Glenora, including block 66A in its entirety, making him one of the most prolific Mid-century developers in the neighbourhood. The Kruger Residence is further valued as an excellent example of a Modern Ranch-style in the Edmonton neighbourhood of Glenora. This style of architecture is characterized by its low linear rambling plan with low-pitched roof, use of natural, yet modern building materials, and integration with the natural environment. The Modern Ranch-style emerged following the Second World War and was influenced by the Modern architectural movement, as well as the Trend House Program in Canada and the Case Study Houses in the United States. Kruger constructed the residence for a cost of $13,000. He, and his second wife Gladys (circa 1921-2012) owned the residence for three decades, establishing deep roots in the community. The Kruger Residence exemplifies the unique style of Modern Ranch-style through its single-storey, blocky massing, low-pitched hipped roof, horizontal orientation, connection of residence and garage through a breezeway, use of natural building materials such as its Roman split-face brick and pebbledash stucco, wooden windows with horizontal muntins, glass block detailing, and original front door with centrally placed hardware. Mature trees, a manicured lawn, and poured concrete and brick retaining walls integrate the property with its surrounding environment.
Character Defining Elements	Key elements that define the heritage character of the Kruger Residence include, but are not limited to its: – location on 103 Avenue NW between 140 Street NW and 142 Street NW in the residential neighbourhood of Glenora in Edmonton; – siting on a rectangular lot with deep setback from the street; access lanes border the east side and rear of the lot; – form, scale, and massing as expressed by its: one-storey height; full-height basement; overall rectangular plan; low-pitched hipped-roof; shed-roof breezeway connecting residence with garage; – wooden-frame construction including: concrete foundation; Roman style red brick in stack bond with grey mortar; pebbledash stucco cladding; – Modern Ranch-style elements including: long, linear profile with horizontal orientation; one-storey height; unobstructed

	recessed front entry sheltered by the main roof; wide projecting eaves; variety of window shapes and sizes; linear arrangement of residence, breezeway, garage; use of multiple exterior cladding materials; wall cladding changing at the base of windows; decorative wrought iron featuring a vine and leaf motif; repetition of patterns of three as seen in the residence's fenestration; rectangular wooden louvers; – original fenestration such as: fixed wooden picture window; multi-light fixed wooden window with horizontal muntins only; stacked recessed glass blocks, multi-light fixed wooden ribbon window; single assembly asymmetrical wooden window with fixed lower sash and operable upper sash; single assembly rectangular window openings at basement; single panel wooden door with centrally placed hardware and small square glass light; and – additional elements including: formed concrete retaining wall parallel to the driveway with steps accessing front and side entries; Roman style red brick retaining wall parallel with front façade; internal red brick chimney with grey mortar and concrete cap; one-storey, flat roof, rectangle plan two-car garage with stucco cladding; wooden door milk box on side of residence; tiled front entry steps.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Kruger Residence, constructed in 1952, is valued for both its association with Glenora developer and long-term resident William Kruger (c.1887-1980), and as a reflection of the Post-war development of Glenora north of Stony Trail Road **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Kruger Residence is further valued as an excellent example of a Modern-style Rancher in the Edmonton neighbourhood of Glenora **(Theme Value – Architecture and Design)**.
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	Unknown dates: Breezeway infilled; windows replaced; enclosed wooden vestibule added to rear entry; garage door replaced; steps replaced at concrete retaining wall
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered. Materials ☒ Yes ☐ No ☐ Not Applicable A number of the materials are original but have been altered or added onto. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in the residence's current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a residence.
Statement of Integrity	The Kruger Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. Overall, the Kruger Residence is in good condition with a strong

	degree of its original material intact. The residence's original form, scale, and massing are maintained. The brick and stucco exterior is in good condition; although the stucco is stained in areas and exhibits cracks at some windows. The red brick is in good condition with no missing or severely damaged bricks detected. A number of the windows have been replaced and their original configuration altered. The front and east façade in front of the breezeway have retained their original wooden windows. The wooden front door is in good condition and original to the house. An aluminium screen door has been added to the front entry. The roof has recently been replaced, as have the soffits and bargeboards. The breezeway with shed roof has been enclosed at some point after the house was constructed. The connection of the house and breezeway roofs has also been altered. The brick retaining wall at the front of the residence is in fair condition with minor deterioration evident. The concrete retaining wall at the driveway is in poor condition. Significant cracks exposing the interior matrix of the wall is evident. Spalling and minor cracks are also present. The stairs have been replaced with wooden ones; however, the open metal balustrade and metal screen are original and in fair condition with localized corrosion. A concrete sidewalk wraps around the front and east sides of the residence. The grade of the sidewalk has been altered from its original. The one-storey garage is in good condition. The stucco cladding and board and batten wooden siding on the rear of the structure are in fair condition. One of the garage doors has been replaced and the bargeboards have been altered on the garage's front façade.

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Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Kendal Residence		
Address	13724 - 106 Avenue NW		
Neighbourhood	Glenora		
Legal Description	4677HW;65A;14		
Geographic Position	53.54952	-113.55922	NAD83
Site Area	696.6m^2		
Contributing resources	n/a		
Date of Construction	1954		
Architectural Style	Modern		
Architect	n/a		
Builder	John May / Mays Construction		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its representation of a	**Style/Design/Construction** Valued as a highly intact manifestation of Mid-Century	

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(see attached worksheets)	period of sustained economic and population growth that spurred rapid suburbanization amidst changing philosophies of urban planning and design. **Event/Cultural Practice** **Institution/Person**	Modern design in Glenora. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation of the Kendal Residence, looking to the north. 14 September 2015.
Location	13724 - 106 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of the two double assembly windows on the front elevation of the Kendal Residence, complete with original wood storms. 8 November 2015.
Location	13724 - 106 Avenue NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of decorative parged foundation with reeded glass blocks. 8 November 2015.
Location	13724 - 106 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of picture window on the front elevation of the Kendal Residence. 8 November 2015.
Location	13724 - 106 Avenue NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of corridor between detached garage (right) and Kendal Residence (left). 8 November 2015.
Location	13724 - 106 Avenue NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of large, exterior red brick chimney and planter, flanking the main door of the Kendal Residence. 8 November 2015.
Location	13724 - 106 Avenue NW
Copyright	City of Edmonton

Historic Photo	
Caption	1954 contextual aerial image of the vacant lot which the Kendal Residence would be built on in the same year.
Date	1954
Photographer	*Unknown*
Copyright	City of Edmonton Archives (1954, RS26, Vol. 8, Frame 34)

2. Significance

Summary	The Kendal Residence is valued as representative of a period of sustained economic and population growth in the Glenora neighbourhood in the 1950s that spurred rapid suburbanization amidst changing philosophies of urban planning and design. (**Theme Value – Pioneer Farms to First Suburbs**) The Kendal Residence is also valued as a highly intact and well-designed manifestation of a Modern-style bungalow in Glenora. (**Theme Value - Architecture and Design**)

Municipal Heritage Planner's Mandatory Documentation

Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Kendal Residence is located on 106 Avenue NW between 137 Street NW and 138 Street NW, in close proximity to the St. Vincent School property, in Edmonton's Glenora neighbourhood. The house is setback from the street and landscaped with mature conifers. The residence is a Modern-style design as expressed by its single-storey massing with low-pitched hipped roofline and main entryway that is flanked by a prominent broad and low red brick chimney and matching planter, as well as a cross-reeded glass block sidelight to one side. A dethatched double-car garage with a driveway is situated to the right (east) of the residence.
Heritage Value	The Kendal Residence is valued as representative of a period of sustained economic and population growth in the Glenora neighbourhood in the 1950s that spurred rapid suburbanization amidst changing philosophies of urban planning and design. Bordering Edmonton's river valley, the Glenora neighbourhood was subdivided in 1906 (north of Stony Plain Road) and 1911 (south of Stony Plain Road) by Montreal real estate developer James Carruthers. Inspired by the Garden City movement, he envisioned an upscale neighbourhood that emphasized garden space, walkability and streetscapes that followed the natural contours of the landscape. Prior to the 1950s, the area north of Stony Plain Road remained almost entirely undeveloped. In the Post-war period, a population boom of returning veterans and immigrants triggered a massive housing shortage in the city and the neighbourhood began to fill in. Single storey bungalows like the Kendal Residence provided an affordable entry point into the housing market for young families. These new neighbourhood developments featured repeating home designs that could be assembled quickly and affordably to keep up with demand. Automobile sales increased dramatically in the latter half of the 1940s prompting safety concerns on city streets. In 1949, the City of Edmonton hired Noel Dant as its first head of the Planning Department. Taught at Yale and Harvard and influenced by American planner Clarence Perry, Dant pursued a new design theory of the neighbourhood unit. With its curvilinear street patterns, it was intended to discourage outside traffic and increase walkability, relegating major roadways to the periphery of neighbourhoods. The portion of the Glenora neighbourhood between 106 and 107 Avenues was replotted in 1953 according to

	Dant's design principals. The Kendal Residence sits on the corner of 106 Ave and a smaller loop road. Outside traffic bypasses the area completely along the arterial 107 Avenue to the north. The Kendal Residence was built by John May, a local contractor who built several identical homes throughout the neighbourhood and city. The residence's first occupants were Stanley and Elaine Kendal who lived in the house from 1955 to 1967. Stanley worked as a teacher with the Edmonton school board from 1954 to 1966 before becoming the president of the People's Investors Ltd. Ray Thomas, a magistrate with the Government of Alberta's Attorney General's Department, moved into the residence with his wife Bette (Anne) in 1969. A former Member of Parliament with the Social Credit party, Thomas represented the riding of Wetaskiwin from 1949 to 1958. He was defeated by James Stanley Speakman in the 1958 General Election that saw the complete obliteration of the Social Credit party by John Diefenbaker's Progressive Conservatives. Together, Roy and Bette lived in the residence where they raised their four adopted children. Bette graduated from the University of Alberta with a degree in social work in 1983 at the age of 60. After Roy's death in 1985, Anne continued to live at the house until the late 1980s. The Kendal Residence is also valued as a highly intact and well-designed manifestation of a Modern-style bungalow in Glenora. The Modern style is defined by a break from traditionalism, and incorporation of new technology and materials into the design. Built forms of this style are highly varied but many feature linear, rambling massing, and often have large slab chimneys. The Kendal Residence is an excellent example of the Modern style as expressed by its one-storey height, use of materials such as horizontal waney board siding, and design elements including the striking exposed red brick chimney and planter that anchor the centre of the front façade.
Character Defining Elements	Key elements that define the heritage character of the Kendal Residence include, but are not limited to its: - location on 106 Avenue NW between 137 Street NW and 138 Street NW in the residential neighbourhood of Glenora in Edmonton; - siting on a large rectangular corner lot with minimal setback

	from the street; - form, scale, and massing as expressed by its: one-storey height; rectangular plan; hipped roof; hipped roof projection on the front façade; inset porch; - wooden-frame construction including: concrete foundation with stamped parging; horizontal waney board and vertical plank wooden cladding; red brick chimney and planter with grey mortar; - Modern style elements including: low-pitched roofline with wide overhanging eaves; inset porch with prominent block chimney and planter with three metal columns flanking the main entryway at front façade; large picture window; - fenestration including: large fixed wooden window at front façade; ribbon assembly wooden casement windows with 1-over-1 wooden storms windows; 1-over-1 wooden-sash windows with 1-over-1 wooden storm windows at basement level; cross-reeded glass blocks in basement windows; wooden door with vertical glass pane and cross-reeded glass block sidelight; - additional elements including: internal red brick chimney; detached double-car garage to the right (east) of residence.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Kendal Residence is valued as representative of a period of sustained economic and population growth in the Glenora neighbourhood in the 1950s that spurred rapid suburbanization amidst changing philosophies of urban planning and design. (**Theme Value – Pioneer Farms to First Suburbs**) The Kendal Residence is also valued as a highly intact and well-designed manifestation of a Modern-style bungalow in Glenora. (**Theme Value - Architecture and Design**)
Period of Significance	1950s
Chronology of Alterations	Unknown date – Soffits replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The Kendal Residence has not been relocated. Design ☒ Yes ☐ No ☐ Not Applicable All elements of the original home are highly intact. Environment ☒ Yes ☐ No ☐ Not Applicable The residence continues to be situated in a residential neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The Kendal Residence has retained most of its original materials, with the exception of the soffits which were covered with aluminium. Workmanship ☒ Yes ☐ No ☐ Not Applicable The integrity of the original workmanship is evident in its detailing and current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence retains its historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The building continues to be used as a residence.
Statement of Integrity	The Kendal Residence is highly original with its form, scale and massing as well as many original components intact.

	The stamped parging appears to be in good condition with a small amount of cracking near the basement storm window and cross-reeded horizontal glass blocks. The basement storm window shows some weathering damage with peeled paint. The horizontal waney board and vertical plank wooden cladding are in good condition without any signs of weathering or cracking. Both the red brick chimney and planter are in good condition with no signs of loss in the brick or mortar. The first storey storm windows and large fixed wooden window are in good condition with minimal weathering along the trim. The vertical cross-reeded vertical glass block windows at the front entrance are in good condition and do not exhibit any cracks. The hipped roof appears in good condition without sagging or damage. The asphalt shingles are in good condition and do not show signs of damage or significant wear. The original soffits were replaced at an unknown date with aluminium. The unattached garage is in good condition including the wooden cladding and roof.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Wotherspoon Residence		
Address	10311 - 138 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;95;18		
Geographic Position	53.545053	-113.559214	NAD83
Site Area	650.3m^2		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Cape Cod		
Architect	Richard C. Legge		
Builder	Kruger Construction Co. Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as an intact and early example of	**Style/Design/Construction** Well-preserved example of Cape Cod style.	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	homes built during Glenora's Post-war boom, centred north of Stony Plain Road. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Wotherspoon Residence, looking to the east. 14 September 2015.
Location	10311 - 138 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 2 Description	
Caption	Front (right) and north (left) elevations of the Wotherspoon Residence, looking to the southeast. 14 September 2015.
Location	10311 - 138 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Front (left) and south (right) elevations of the Wotherspoon Residence, looking to the northeast. 16 November 2015.

Municipal Heritage Planner's Mandatory Documentation

Location	10311 - 138 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of window on south elevation with original wood storm. 16 November 2015.
Location	10311 - 138 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the triple assembly window with wood storms on front elevation. 16 November 2015.
Location	10311 - 138 Street NW
Copyright	City of Edmonton

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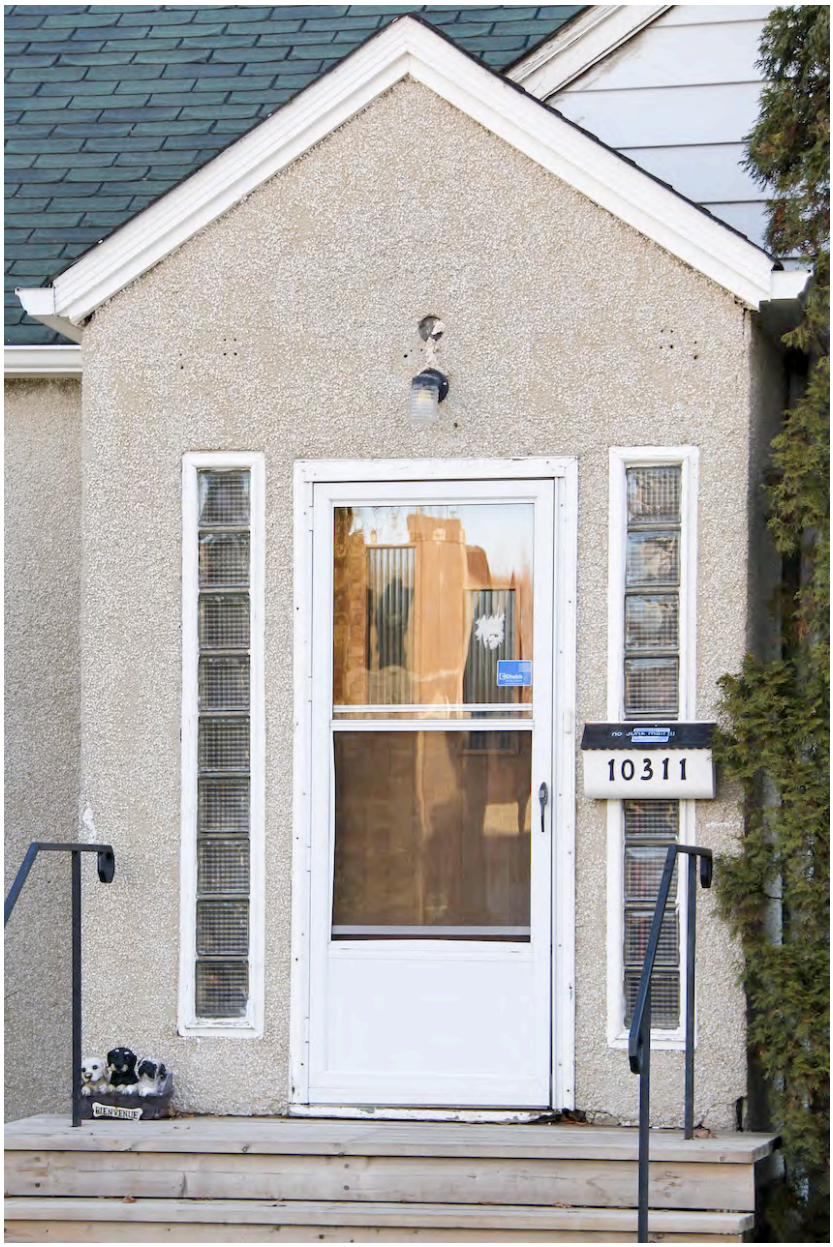
Image 6 Description	
Caption	Detail of gable front porch entryway with original door and glass block sidelights. 16 November 2015.
Location	10311 - 138 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of wood louvre in gable peak on north elevation, along with red brick chimney. 16 November 2015.
Location	10311 - 138 Street NW
Copyright	City of Edmonton

Historic Photo	
Caption	1952 contextual aerial image of the Wotherspoon Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The Wotherspoon Residence, built in 1948, possesses heritage value as an intact, early example of the homes built during Glenora's boom in Post-war settlement period, centred mainly north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)**

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	Built in 1948, the Wotherspoon Residence is also significant as a well-preserved example of the Cape Cod style, an American derivative of the Minimal Traditional style, which emerged in the mid 1930s. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Wotherspoon Residence is a modest one and one-half storey, pebble-dash stucco, side-gabled house built in 1948. The enclosed front-gabled entry vestibule is nested in an offset front-gabled projection and flanked by large multi-pane windows. The home is situated on a 650 square-metre parcel on a residential street with mature landscaping and street trees. The residence is located in the northwestern part of the inner-city residential community of Glenora, one block south of 104 Avenue and a large community reserve area with junior high school, community centre and Glenora Park.
Heritage Value	The Wotherspoon Residence, built in 1948, possesses heritage value as an intact, early example of the homes built during Glenora's boom in Post-war settlement period, centred mainly north of Stony Plain Road. The residence is located in the northwest part of the community, which did not develop until the mid-century economic boom which was initiated by major oil discoveries near Leduc. Like the Wotherspoon Residence, the houses in this part of Glenora are both more modern and more modest than those built in 'Old Glenora', a prestigious area south of Stony Plain Road and east of 136 Street, which developed in the years just before the First World War and during the Inter-war period. The Wotherspoon Residence is situated in the 1906 Glenora 'Subdivision of River Lot 2' Plan 3875P developed by James Carruthers who had acquired the land the previous year. This large subdivision extended north from Stoney Plain Road into today's Westmount, and was laid out in the grid-iron pattern. Few homes were built here for the first four decades; however, that changed with the severe housing shortages created by returning Second World War veterans, immigration boom and a substantial population increase from the economic boom. In 1948, Kruger Construction Co. Ltd., having completed a similar Glenora project the previous year, obtained Block 95 of Plan 3875P and approval to build 20 homes with four house plan variations designed by Richard C. Legge. The Wotherspoon Residence, part of this project, was constructed on a 50' lot on 138 Street at a cost of about $8,000, following House Plan 'C.' Kruger Construction (later Kruger Property Development) was a prolific developer of mid-century homes in Glenora, and was already one of the community's main contractors by 1945. President William Kruger (1897-1980), who operated the

	firm with his son Vincent, built his own house in southwest Glenora. Such firms were important in addressing Edmonton's severe Post-war housing shortage. Although this part of the community developed in a different period than Old Glenora, it retained certain Garden City Suburb and City Beautiful trends such as decorative light standards, deep landscaped setbacks, street trees, and grassy boulevards. The plantings have matured over time to become an important characteristic of northwest Glenora. With its mature shrubs and trees, the Wotherspoon Residence contributes to this character. The first residents of the home were Donna Wotherspoon and her husband Eric, an electrician working for the provincial government. They moved to the house in 1950, and lived there for three years. The home's longest term residents and owners, from 1953 until at least 1987, were Kathleen (Bena) Massie and her husband William Wallace (Wallie) Massie (1916-2000). William had served in the Second World War and had been a prisoner of war until his release in 1945. During the time the couple resided in the home he was sales representative for various firms including Sherwin Williams, Morrow Screw & Nut, and Harry F. Moulden & Son. He retired in the 1980s. Mrs. Massie was involved in the community as a member of the Alberta Women of the Moose, and became the deputy grand regent for the Alberta district in 1955. Built in 1948, the Wotherspoon Residence is also significant as a well-preserved example of the Cape Cod style, an American derivative of the Minimal Traditional style that emerged in the mid-1930s. These homes, influenced by the Modern architectural movement as well as American architects such as Royal Barry Wills, are characterized by simplified interpretations of Period Revival-style cottages popular in previous decades. The Period Revival style was popular in the southern part of Glenora in the 1930s and 1940s and undoubtedly influenced much of the preferred styles in the Post-war construction boom in the neighbourhood. Elements of the Cape Cod style include its simple design, its orientation with long façade and medium roof pitch, which emphasize a horizontal profile, and the glass-block sidelights on the front entry. Its prominent multi-light wooden windows are a defining feature of the style, as well as its asymmetrical façade with nested gables, louvres in the gable peaks, and parged foundations. As 138 Street evolved, the Wotherspoon Residence has remained one of the few original

	buildings with strong integrity.
Character Defining Elements	The key elements that define the heritage character of the Wotherspoon Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential street with treed, grassy boulevard; one block south of school and community centre; rear detached garage; - landscape elements such as: wide 50' lot with deep landscaped setbacks with mature shrubs, hedge deciduous and coniferous trees; - form, scale, and massing as expressed by its: one and one-half storey height; rectangular plan with long façade; medium pitched side-gabled roof; front-gabled projecting with front-gabled entry vestibule; narrowly projecting eaves; wooden bargeboards; - nailed-frame construction with pebble-dash stucco cladding; wide lapped wooden siding in some gable peaks; - Modern bungalow style details such as: low, horizontal profile; medium roof pitch; horizontal siding; large window opening; reed-glass glass block sidelights at front entry; - Inter-war bungalow style details such as: nested front gables; louvres in side gable peaks; parged foundations in even course block pattern; stucco supports for window boxes below triple assembly window; - original fenestration features such as: triple assembly 4-over-6 single-hung wooden-sash windows with multi-light wooden storms on either side of a large multi-light fixed wooden window with matching multi-light wooden storm; single assembly 6-over-6 single-hung wooden-sash window with multi-light wooden storm; fixed multi-light wooden sash window with multi-light wooden storm window; single assembly 8-over-12 single-hung wooden-sash window with multi-light wooden storm; single-assembly 6-over-6 single-hung wooden-sash window; wooden trim and sills; reed-glass glass block sidelights at front door; single-panel wooden front door with stepped glass lights; and - additional features such as internal red brick chimney.

4. Additional Information

Municipal Heritage Planner's Mandatory Documentation

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because…. The Wotherspoon Residence, built in 1948, possesses heritage value as an intact, early example of the homes built during Glenora's boom in Post-war settlement period, centred mainly north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)** Built in 1948, the Wotherspoon Residence is also significant as a well-preserved example of the Cape Cod style, an American derivative of the Minimal Traditional style, which emerged in the mid 1930s. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Wotherspoon Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, glass block and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period.

Municipal Heritage Planner's Mandatory Documentation

	Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Wotherspoon Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's form, scale, and massing are intact. Almost all original materials are retained apart from the wooden window boxes. An exterior screen door covers the original main door but is reversible. Aluminium screens have been added to a number of upper floor windows. The house has been well-maintained and is in good condition with some paint failures on the wooden elements. The early streetscape has generally been retained, however not many intact early residences remain.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Greenhalgh Residence		
Address	10331 - 138 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;95;13		
Geographic Position	53.54574	-113.55921	NAD83
Site Area	650.2m^2		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Minimal Traditional		
Architect	Richard C. Legge		
Builder	William Kruger		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as a marker of a period of intense	**Style/Design/Construction** Valued as a highly intact example of Minimal Traditional-style	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	growth in Edmonton after the Second World War, and its dramatic impact on the Glenora neighbourhood. **Event/Cultural Practice** **Institution/Person** architecture. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Greenhalgh Residence, looking to the east. 14 September 2015.

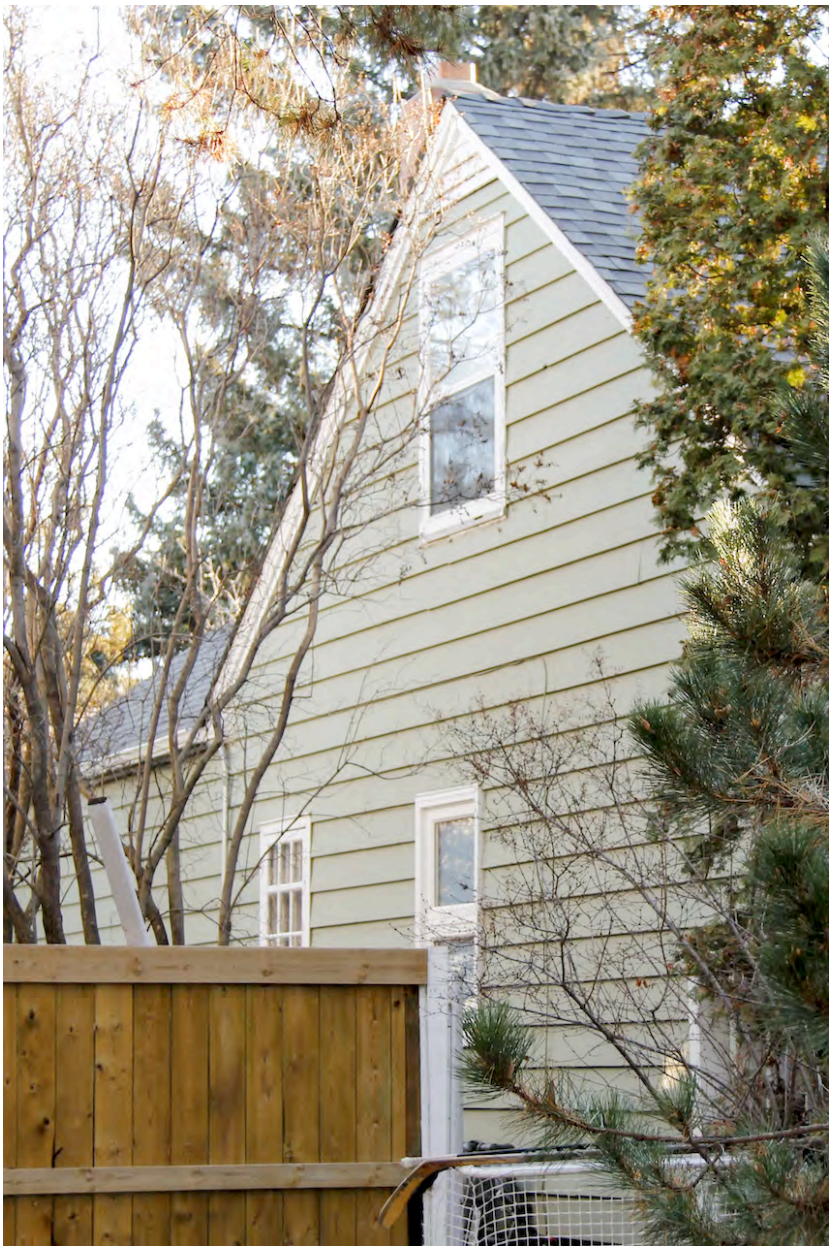
Municipal Heritage Planner's Mandatory Documentation

Location	10331 - 138 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Greenhalgh Residence, looking to the east. 16 November 2015.
Location	10331 - 138 Street NW
Copyright	City of Edmonton
Image 3 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the gable enclosed porch front entryway of the Greenhalgh Residence. 16 November 2015.
Location	10331 - 138 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of decorative parged foundation. 16 November 2015.
Location	10331 - 138 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	The north elevation of the Greenhalgh Residence, looking to the southeast. 16 November 2015.
Location	10331 - 138 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detached garage, located at the rear of the property. 16 November 2015.
Location	10331 - 138 Street NW
Copyright	City of Edmonton

Historic Photo	
Caption	1952 contextual aerial image of the Greenhalgh Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The Greenhalgh Residence, built in 1948, is valued as a marker of a period of intense growth in Edmonton after the Second World War, and its dramatic impact on the character of the Glenora neighbourhood. (**Theme Value – The Carruthers Caveat and the Garden City Suburb**)

Municipal Heritage Planner's Mandatory Documentation

	The Greenhalgh Residence is also valued as a highly intact and well-designed example of Minimal Traditional-style architecture in the Glenora neighbourhood. (**Theme Value – Architecture and Design**)
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Greenhalgh Residence is located on 138 Street between 103 Avenue NW and 104 Avenue NW in the residential neighbourhood of Glenora in Edmonton. It is situated within one block of the community's Westminster School and roughly one block north of the major thoroughfare of Stony Plain Road NW. The dwelling is setback from a tree-lined street and shrouded by mature trees and vegetation. It is designed in the Cape Cod style as expressed by its modest one and one-half storey massing, side-gabled roof, and use of a single cladding material as well as several multi-light windows. A small, enclosed front-gabled entry vestibule anchors the residence's façade around its main entryway.
Heritage Value	The Greenhalgh Residence, built in 1948, is valued as a marker of a period of intense growth in Edmonton after the Second World War, and its dramatic impact on the character of the Glenora neighbourhood. In 1885, Malcolm Groat established a homestead on River Lot 2 in what would become part of the Glenora neighbourhood. His large tract of land was centred on the present day Groat Ravine, with the North Saskatchewan River to the south and the Hudson's Bay Company land reserve to the east. In October 1905, Groat transferred his property to Montreal grain merchant and real estate developer, James Carruthers. With Edmonton's rapid growth, Carruthers subdivided the area north of Stony Plain Road in 1906 and south of Stony Plain Road in 1911. His vision was a neighbourhood catering to wealthy professionals with an aesthetic inspired by the Garden City movement with large setbacks for private gardens and roadways that followed the natural contours of the landscape. To enable his vision, Carruthers established a caveat in the southern subdivision that no home could be erected for less than $3,000, significantly limiting the Glenora market to the City's elites. While it encouraged development in the southern area in the 1930s to 1940s, the area to the north of Stony Plain Road remained sparsely developed throughout the first half of the 1900s. In the Post-war climate, massive housing shortages, due to returning soldiers and an immigration boom, triggered the development of mammoth suburban tract developments in the City. Previously underdeveloped lands were now in high demand with homes needing to be built quickly and affordably to meet the needs of the burgeoning middle class. To the immediate north of Stony

Plain Road, local contractor William Kruger purchased Block 95 and initiated a development project in 1948. Kruger partnered with architect R.C. Legge who provided four modest house plans that emulated the grand estate homes found in the southern part of the neighbourhood. Reusing a limited number of house plans reduced the cost and allowed contractors to build quickly. Kruger built the Greenhalgh Residence according to Legge's House B Plan.

The original owner was George Eric Greenhalgh, a naturalized Canadian of British origins who occupied the house with his wife Grace for two years. The longest serving residents were Alex and Margaret Campbell who owned the home from 1956 to 1981. The Post-war building boom and the availability of affordable housing stock allowed those with modest means to gain a foothold in a neighbourhood that had previously been the exclusive jurisdiction of the wealthy. The Greenhalgh Residence and the Post-war era that it represents changed the character and make up of the Glenora neighbourhood.

The Greenhalgh Residence is also valued as a highly intact and well-designed example of Minimal Traditional-style architecture in the Glenora neighbourhood. Formed initially as an economic measure, the Minimal Traditional style emerged in the mid-1930s following the Great Depression as a response to the subsequent drastic fall in housing starts. A virtual shutdown of the home construction industry resulted in the sudden need for low-cost, affordable homes at that time. Minimal Traditional style encompasses economical design as expressed by modest dwellings with minimal exterior ornamentation. These homes, influenced by the Modern architectural movement, as well as American architects such as Royal Barry Wills, are characterized by simplified interpretations of Period Revival-style cottages popular in previous decades. The Period Revival style was wildly popular in the southern part of Glenora in the 1930s and 1940s and undoubtedly influenced much of the preferred styles in the Post-war boom in the neighbourhood. In the Post-war climate, Minimal Traditional residences provided an affordable option that could be constructed rapidly in the wake of massive housing shortages. The Greenhalgh Residence exemplifies unique characteristics of a Cape Cod variation of the Minimal Traditional style through its modest one and one-half storey massing, medium-pitched side-gabled roof with clipped eaves, and several multi-light windows. Experimentation in its Cape Cod-style design is expressed by the residence's asymmetrical façade with

	small enclosed front vestibule, lapped wooden siding, and metal awnings with scalloped detailing over the windows on the front façade.
Character Defining Elements	Key elements that define the heritage character of the Greenhalgh Residence include, but are not limited to its: - location on 138 Street between 103 Avenue NW and 104 Avenue NW in the residential neighbourhood of Glenora in Edmonton; - siting on a rectangular lot setback from the street; laneway bordering the rear of the lot; - form, scale, and massing expressed by its: one and one-half storey height; rectangular plan; side-gabled roof with front-gabled enclosed vestibule on the front façade and gabled wing at the rear; - wooden-frame construction including: concrete foundation with stamped parging; narrow lapped wooden siding at gable peaks; wide lapped wooden siding; - Cape Cod-style elements including: compact scale; steeply-pitched roof with clipped eaves; minimal applied exterior detailing; multi-light windows; use of a single type of cladding; metal awnings with scalloped detailing; - original fenestration such as: triple assembly 4-over=6 single-hung wooden-sash windows with multi-light wooden-sash storm windows on either side of a large fixed multi-light wooden window with matching wooden storm; single assembly 8-over-12 single-hung wooden-sash window with multi-light wooden-sash storm window; single assembly 3-over-9 single-hung wooden-sash window with multi-light wooden-sash storm window; rectangular window openings; and - additional elements including: internal red brick chimney; detached single-car garage at rear with wide wooden lapped siding.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Greenhalgh Residence, built in 1948, is valued as a marker of a period of intense growth in Edmonton after the Second World War, and its dramatic impact on the character of the Glenora neighbourhood. (**Theme Value – The Carruthers Caveat and the Garden City Suburb**) The Greenhalgh Residence is also valued as a highly intact and well-designed example of Minimal Traditional-style architecture in the Glenora neighbourhood. (**Theme Value – Architecture and Design**)
Period of Significance	1940s
Chronology of Alterations	Unknown Dates: Chimney that is offset on the front of residence was clad over; The front door was replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence remains in its original location. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the home is intact including the lapped wooden siding and multi-light storm windows Environment ☒ Yes ☐ No ☐ Not Applicable The environment of the house remains the same. Materials ☒ Yes ☐ No ☐ Not Applicable The materiality of the building is intact and in good condition. Workmanship ☒ Yes ☐ No ☐ Not Applicable The original workmanship is evident on the building. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence retains its historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The residence continues its historic association with the Glenora neighbourhood.
Statement of Integrity	The Greenhalgh Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The Greenhalgh Residence is highly original with its form, scale,

	and massing, as well as many original components intact. The front façade's multi-light windows are in excellent condition. There are no visible cracks in the glass and the painted sashes on the ground floor windows do not exhibit signs of peeling. The sill on the upper storey window has been lost, exposing a portion of the insulation. The sash also appears to have some weathering damage causing the paint to peel. The lapped wooden siding is in good condition with only minimal paint peeling. The stamped parging appears to be in good condition without any significant cracking or crumbling. The asphalt shingles do not show significant signs of wear or weathering. At some point in its history, the front door was replaced. The chimney that is offset on the front of the residence has been clad over with lapped siding.

City of Edmonton
Historic Resource
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Pinckston Residence		
Address	10232 - 140 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;101;6		
Geographic Position	53.544009	-113.563525	NAD83
Site Area	650.6m^2		
Contributing resources	n/a		
Date of Construction	ca1912		
Architectural Style	Arts and Crafts Bungalow		
Architect	n/a		
Builder	n/a		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached	**Activity/Theme** Valued as a very early residence in area north of Stony	**Style/Design/Construction** Valued as a rare and intact example of Arts and Crafts Bungalow style.	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	Plain Road, built in the 1910s. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front (right) and south (left) elevations of the Pinckston Residence, looking to the northwest. 12 November 2015.
Location	10232 - 140 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Front elevation of the Pinckston Residence, looking to the west. 14 September 2015.
Location	10232 - 140 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Front (left) and north (right) elevations of the Pinckston Residence, looking to the southwest. 12 November 2015.
Location	10232 - 140 Street NW

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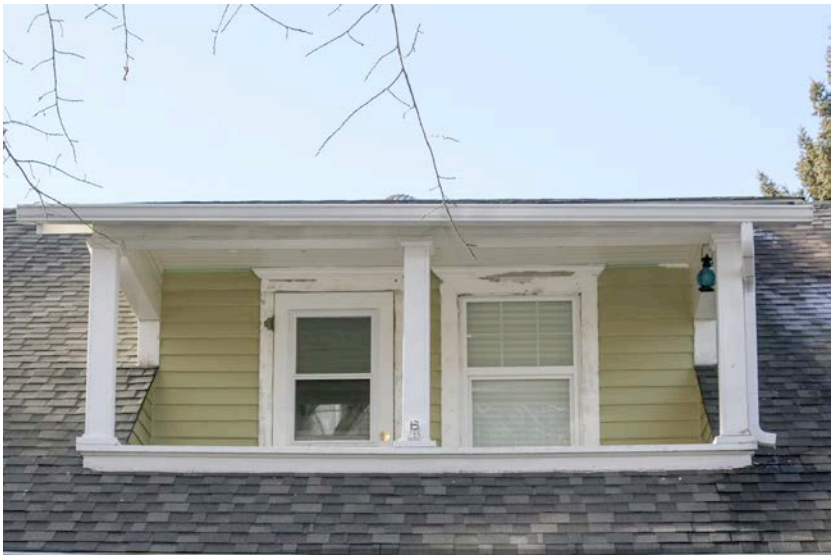
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the shed dormer with inset balcony on the front elevation. 12 November 2015.
Location	10232 - 140 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the one-storey bay window on the south elevation. 12 November 2015.

Municipal Heritage Planner's Mandatory Documentation

Location	10232 - 140 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the decorative brackets located beneath the gables of the Pinckston Residence. 12 November 2015.
Location	10232 - 140 Street NW
Copyright	City of Edmonton
Image 7 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	An associated two-door garage and rear of the Pinckston Residence showing a central wall dormer and second red brick chimney, looking to the east. 12 November 2015.
Location	10232 - 140 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1924 contextual aerial image. The Pinckston Residence, along with a neighbouring residence to the south, were constructed several blocks away from the more intense development happening in the east portion of Glenora.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 contextual aerial image of the Pinckston Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	Front elevation of the Pinckston Residence.
Date	1978
Photographer	H.L. Brown
Copyright	Alberta Heritage Survey Program
Historic Photo	
Caption	Front (left) and north (right) elevations of the Pinckston Residence.
Date	1978
Photographer	H.L. Brown
Copyright	Alberta Heritage Survey Program

2. Significance

Summary	The Pinckston Residence, built in the 1910s, possesses heritage value as an intact, and very rare example of the homes built in this part of Glenora during the early settlement period **(Theme Value – Pioneer Farms to First Suburbs).**

Municipal Heritage Planner's Mandatory Documentation

	The Ball Residence is further valued as a rare and intact example of the Arts and Crafts Bungalow style in north Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☒ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1910s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Ball Residence is a modest one and one-half storey, Arts and Crafts Bungalow built in ca1912. Its side-gabled roof overhangs a full-width front porch with enclosed balustrade and central steps. The residence as multi-assembly windows, and features a wide, shed-roofed dormer with inset balcony. The home is situated on a residential street with mature landscaping and street trees. The residence is located in the northwestern part of the inner-city residential community of Glenora, just north of Stony Plain Road and one block east of 142 Street, a busy traffic street and the community's western boundary.
Heritage Value	The Pinckston Residence, built in the 1910s, possesses heritage value as an intact, and very rare example of the homes built in this area of Glenora during the early settlement period. Very few homes of this age are located in Glenora, north of Stony Plain Road, which did not generally develop until the Post-war economic boom. The Ball Residence was built in the same period that 'Old Glenora,' the prestigious residential area south of Stony Plain Road and east of 136 Street, was first developing in the years just before the First World War and during the Inter-war period. The Pinckston Residence is situated in the 1906 Glenora subidivision, developed by real estate mogul James Carruthers, after he acquired the land the previous year. The large subdivision, extending north from Stony Plain Road to today's Westmount neighbourhood, was laid out in a grid-iron pattern typical of the era. By 1912 Frederick Pinckston (1856-1929) acquired a 50' lot just north of Stony Plain Road, an important early transportation route into Edmonton's downtown; by August he obtained a permit to construct a $3,000 residence. Frederick and his wife Marie were pioneer farmers a few kilometres southwest of Glenora and had emigrated in 1903 from the United States where English-born Frederick was a builder. The home's context was mainly rural at the time it was built, and the Pinckston Residence was one of only a handful of Glenora homes north of Stony Plain Road. By 1924, a very small outbuilding had been added to the rear of the lot, which has since been replaced by a rear detached double car garage (post 1952). Although this part of the community was not controlled by the Carruthers Caveat of 1911, which defined the aesthetic character of

Old Glenora, it followed certain *Garden City Suburb* and *City Beautiful* trends such as decorative light standards, deep landscaped setbacks and street trees. The plantings have matured over time to become an important characteristic of this part of the community. With its landscaped front and rear yards, mature hedges and trees, the Pinckston Residence contributes to this character.

The Pinckston family resided at this home for several years prior to selling the property in ca1920. About the same time they had constructed this extant home, they had also built a smaller home on the adjacent lot to the north. Their son Leonard, a pioneer in the early development of aviation in Edmonton, owned and lived on this neighbouring lot for several years, until the late 1920s. Long-time owners and residents, William George Ball (1854-1943) and his wife Jane (nee Pedlow, 1853-1930) also pioneering farmers in the Edmonton district, purchased the Pinckston Residence from Charles L. Smith in 1925. The Balls were possibly family friends of the Pinckstons, as the two families had formerly been neighbours during their farming careers in the Spruce Groove area. The Balls had moved from Ontario where William had been a drover (cattle driver and dealer), and established their homestead near the present day Edmonton Golf and Country Club in 1897. In 1925, having retired from farming, the couple moved closer to the city centre to the Pinckston Residence; that same year they celebrated their 50th wedding anniversary. Jane and William lived in the home until their deaths, in 1930 and 1943 respectively. After 1943, there was a series of residents, generally employed in retail or working class jobs, the longest term occupants being Agnes and Camil Perrault, a driver for several businesses, from 1957 to 1973.

The Pinckston Residence is further valued as a rare and intact example of the Arts and Crafts Bungalow style in north Glenora. The home's one and one-half storey height with medium pitched side-gabled roof with deep eaves, full-width front porch under the main roof, and a shed-roof dormer which extends over an inset balcony are all characteristic of this style. The home displays significant high quality workmanship in its woodwork, including its narrow lapped wooden siding with wooden friezes, cornerboards and watertable, its numerous multi-light, multi-assembly windows, scroll-cut triangular brackets in the side gables, and three-sided bay with windows on the south facade.

Character Defining Elements	The key elements that define the heritage character of the Ball Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential tree-lined street; back lane access with rear detached garage; - landscape elements such as: wide 50' lot with deep landscaped setbacks with mature hedges, coniferous and deciduous trees. - form, scale, and massing as expressed by its: one and one-half storey height; rectangular plan with long façade; side-gabled roof; projecting eaves with wooden bargeboards and cornice boards; projecting verges with wooden bargeboards and frieze; wooden tongue-and-groove soffits; tongue-and-groove soffit in balcony and porches; rear covered porch with square columns; - wooden-frame construction with concrete foundation; narrow lapped wooden siding; - Arts and Crafts Bungalow style details such as: medium-pitched roof with deep eaves overhanging a full-width front porch; deep projecting verges in gables with scroll-cut triangular brackets; shed-roofed front dormer with deep eaves that overhang an inset sleeping porch; rear shed-roofed wall dormer; wooden watertable and cornerboards; - original fenestration features such as: triple assembly 6-over-1 single-hung wooden-sash windows with 1-over-1 wooden storms; single assembly 6-over-1 single-hung wooden-sash windows with 1-over-1 wooden storms; single assembly multi-light wooden-sash windows with wooden storms; single-assembly rectangular window openings; wooden trim, sills and moulded lintels; multi-pane storm windows; and - additional features such as external red brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because…. The Pinckston Residence, built in the 1910s, possesses heritage value as an intact, and very rare example of the homes built in this part of Glenora during the early settlement period **(Theme Value – Pioneer Farms to First Suburbs).** The Pinckston Residence is further valued as a rare and intact example of the Arts and Crafts Bungalow style in north Glenora **(Theme Value – Architecture and Design)**.
Period of Significance	1906 to 1913 (Pre WW I Boom, Age of Optimism)
Chronology of Alterations	Post 1978 date – Front porch altered and wooden cladding removed from foundation.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The landscaping of the streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Ball Residence. A large multi-residential tower with park-like grounds has been erected across the street. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood and brick. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's early settlement period has not changed.

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity	The Pinckston Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's form, scale, and massing are intact. Almost all original materials are retained apart from the second floor and rear façade window sashes, and the screen door and front door. At some point after 1978, the original bellcast base of porch has been lost. The front porch has been completely renovated with new balustrade, porch columns, and stair railings. The steps are also new. The house has been well maintained and is in very good condition with minor paint failure on the wooden elements. The architecture of the streetscape has evolved with few intact early residences, and a multi-residential tower; however, the extant residence recalls the neighbourhood's earlier period. No longer rural, the home's context has changed significantly since it was built. Commercial and institutional buildings have been constructed along 142 Street one block west of the home, and a new avenue, 102A, was formed one hundred feet south of the home in 1948 when nearby lots were replotted. In more recent years, a large multi-residential tower with park-like grounds has been erected across the street.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Frost Residence		
Address	10431 - 140 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;72;13		
Geographic Position	53.547326	-113.562582	NAD83
Site Area	650.44m^2		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	Modern		
Architect	Harry C. Frost		
Builder	Frost family		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as a good example of the Post-	**Style/Design/Construction** Rare example of Modern Rancher style with International and West	

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(see attached worksheets)	war development north of Stony Plain Road in the Glenora neighbourhood. **Event/Cultural Practice** **Institution/Person**	Coast Modern stylistic elements. Valued for its unique design which incorporates allowance for transformational space and connection to nature. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption

Front elevation of the Frost Residence, looking to the northeast. 14 September 2015.

Municipal Heritage Planner's Mandatory Documentation

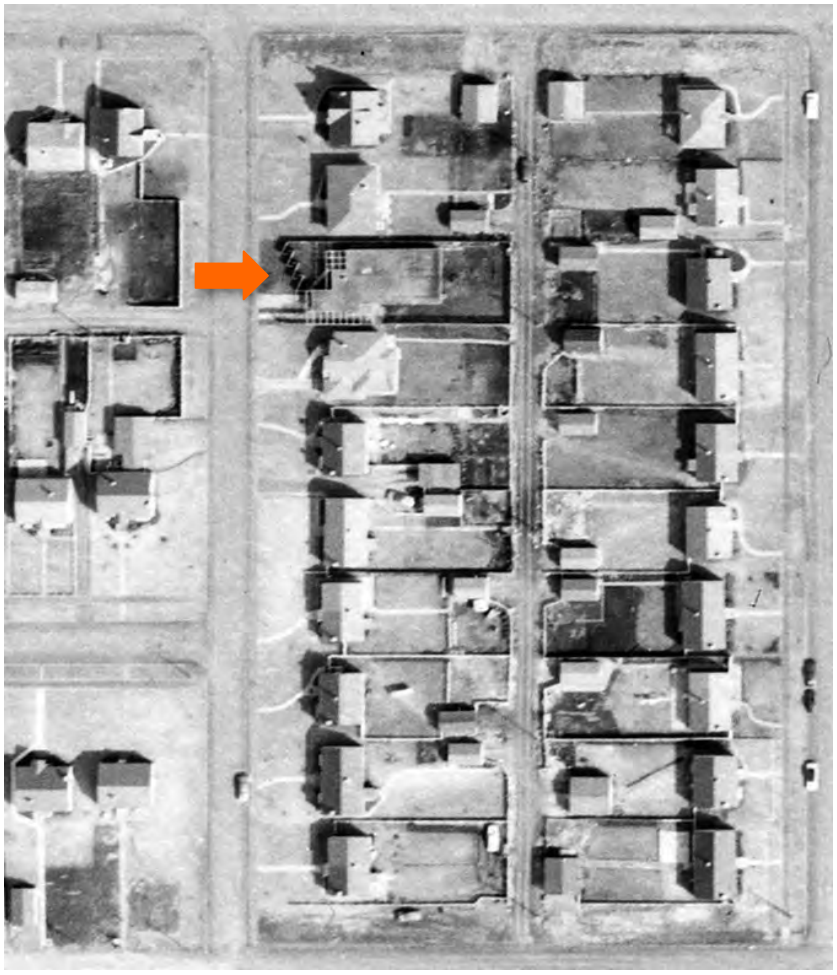
Location	10431-140 Street Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Frost Residence, looking to the east. 14 September 2015.
Location	10431-140 Street Avenue NW
Copyright	City of Edmonton
Image 3 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation of the Frost Residence, looking to the southeast. 14 September 2015.
Location	10431-140 Street Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the full height window on the front elevation. 11 November 2015.
Location	10431-140 Street Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 contextual aerial image of the empty lot which the Frost Residence would be built on in the same year.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1954 contextual aerial image of the Frost Residence.
Date	1954
Photographer	*Unknown*
Copyright	City of Edmonton Archives (1954, RS26, Vol. 8, Frame 34)

2. Significance

Summary	The Frost Residence, built in 1951, is significant as a rare and excellent example of a Modern Rancher with West Coast Modern and International-style elements in the Glenora neighbourhood.

Municipal Heritage Planner's Mandatory Documentation

	(Theme Value – Architecture and Design) The Frost Residence is further significant for its design value, was considered progressive for its time in the early 1950s. **(Theme Value – Architecture and Design)** The Frost Residence is also valued as symbolic for the explosive Post-war development of the Glenora neighbourhood, with the epicenter of development focused north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Frost Residence is a one-storey Modern-style residence situated on the east side of 140 Street NW, south of 105 Avenue NW in Edmonton's Glenora neighbourhood. The contemporary house features a flat roof with broad roof overhangs, large walls of windows and a stylized front door with vertical wooden mouldings with randomly placed multi-coloured fiberglass panels. Decorative breezeblock panels and a broad low stacked bond concrete block chimney accent the house. A small integrated garage is situated on the south side of the house flanked by an open pergola. The house is set back on a tree-lined street and is surrounded by a decorative concrete block wall.
Heritage Value	The Frost Residence, built in 1952, is significant as a rare and excellent example of a Modern Rancher with West Coast Modern and International-style elements in the Glenora neighbourhood. This style of architecture is characterized by integration of the residence within its surrounding environment, showcasing the inter-relationship between building and nature, a low linear rambling plan with flat roof, and the use of natural, yet modern, building materials. The Modern style emerged following the Second World War and was influenced by the Modern architectural movement as well as styles inspired by the Trend House Program in Canada and the Case Study Houses in the United States. This blend of styles typified many modern residences in western United States and Canada. The Frost Residence exemplifies these unique style characteristics through its boxy single storey massing, rambling, horizontal orientation and use of natural building materials such as its vertical cedar plank siding and large glazing panels on the front and rear elevations. The house is accented with playful detailing such as a breezeway block panel near the front door, a solid wood front door with vertical mouldings and decorative fiberglass coloured panels, and an open, airy wooden pergola sheltering the east and south sides of the property. The Frost Residence is further significant for its design value, and was considered progressive for its time in the early 1950s. Designed and built almost entirely by first and long time owner, Harry Clare Frost (1923-2005), with interior design by his wife, Emily Antonionia (nee Kucherepa), a Polish immigrant, the design was customized to their family of five, focusing on optimizing interior space through an open functional plan with abundant natural light penetrating the

	interior space. Frost, who owned Northway Contractors with his father-in-law, Steve Kucherepa, had no formal architectural training but designed this and several other houses in Edmonton. The 163 square-metre residence was designed in open concept form, with transformable interior spaces achieved through moveable fiberglass wall dividers and built-in shelving and display space to maximize the layout. Harry custom-built most of the furniture for the five-room house. The unique design was accented with cork floors, exposed fir beams, clear knot cedar ceilings, and ranch wood paneling on the walls, to connect the spaces to the natural world. Full-height glazing on the front and rear façades maximized the daylight and provided views of a well manicured back patio. The pergola on the south side of the house connects to a semi-enclosed sunroom. The Frost Residence is also valued as symbolic for the explosive Post-war development of the Glenora neighbourhood, with the epicenter of development focused north of Stony Plain Road. This area, bordered by 107 Avenue to the north, 142 Street to the west and Groat Road to the west was originally subdivided as the Glenora subdivision by Montreal-based real estate developer, James Carruthers in 1906. The area remained almost entirely undeveloped until the Post Second World War period and was almost completely built out by the mid 1950s. Frost purchased the property and took out a building permit for the house in May 1950. Frost was a former RCAF pilot in the Second World War, and later a draftsman for Interprovincial Pipeline (now Enbridge), where he worked for 38 years. He and his wife and three boys typified the type of middle class families seeking modern living in the Post-war climate in Edmonton. The Frosts lived at the house for 64 years until it was sold in 2015.
Character Defining Elements	Key elements that define the heritage character of the Frost Residence include, but are not limited to its: – location south of 105 Avenue on the east side of 140 Street NW in the residential neighbourhood of Glenora in Edmonton; – siting on a tree-lined street on a rectangular lot with deep setback from the street; – landscape features such as: low-profile concrete block planter on front façade; concrete block and decorative breezeway block wall; – form, scale, and massing as expressed by its: one-storey height with full basement; asymmetrical plan; flat roof with

	overhanging eaves; – wooden-frame construction including: concrete foundation; vertical tongue-and-groove yellow cedar siding; concrete block walls; – Modern Rancher-style elements including: rectilinear volume; flat roof with wide fascia boards; multiple fenestration openings allowing light to penetrate the interior; use of vertical wooden siding and decorative concrete block as wall detail; decorative concrete breezeway block utilized as screen on front facade; wooden pergola supported by round and narrow metal columns sheltering east and south facades and functioning as a sunroom; concrete block exterior chimney; integrated one-car garage; Mid-century soffit lighting; – original fenestration such as: fixed wooden-sash clerestory ribbon windows; fixed full-height wooden-sash windows on front façade adjacent to front door; multi-pane window wall serving as open sunroom on south façade; original wooden door with vertical paneling and multi-coloured fiberglass panels; and – interior elements such as exposed concrete block walls; concrete block chimney; fir beams.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Frost Residence, built in 1952, is significant as a rare and excellent example of a Modern Rancher with West Coast Modern and International-style elements in the Glenora neighbourhood. **(Theme Value – Architecture and Design)** The Frost Residence is further significant for its design value, was considered progressive for its time in the early 1950s. **(Theme Value – Architecture and Design)** The Frost Residence is also valued as symbolic for the explosive Post-war development of the Glenora neighbourhood, with the epicenter of development focused north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)**
Period of Significance	1950s
Chronology of Alterations	2015 – Interior renovated
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design of the residence has remained nearly original on the exterior. Environment ☒ Yes ☐ No ☐ Not Applicable The environment of the residence has not changed. Materials ☒ Yes ☐ No ☐ Not Applicable The materials of the residence have remained largely original. Workmanship ☒ Yes ☐ No ☐ Not Applicable The excellent workmanship of the residence has remained intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building, despite a recent interior renovation, has not changed. Association ☒ Yes ☐ No ☐ Not Applicable

	The residence continues to be associated within a residential context.
Statement of Integrity	The Frost Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The exterior of the Frost Residence is in excellent condition, with its primary materials such as the vertical wood panelling and concrete block walls intact and in good condition. The highly original exterior has been changed very little from when it was built, apart from a few minor changes. The original design of the house featured a wooden pergola on the northwest corner of the house and this has since been removed. The roof appears to be in good condition with no signs of failure. The wide fascia boards and pergola on the south side display chipped and missing paint and should be repainted. The clerestory windows on the south façade are in good condition have been well maintained. The window panes on the front façade appear to have been replaced with new; the wooden sash and frames are still original and in good condition. The concrete block and breezeway block wall is in good condition but has been re-structured from its original configuration. The original wall was built in a zigzag pattern but is now a straight wall. It is not known when the wall was changed. The interior has recently been stripped to studs and all apart from a few key elements removed. The fireplace and exposed brick walls have remained intact.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Klapecki Residence		
Address	10435 - 140 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;72;12		
Geographic Position	53.547461	-113.562582	NAD83
Site Area	650.4m^2		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Modern Bungalow		
Architect	n/a		
Builder	n/a		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Associated with intensive Post-war	**Style/Design/Construction** Only example of this particular sub-style of Modern Bungalow	

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(see attached worksheets)	development of north side of Glenora neighbourhood. **Event/Cultural Practice** **Institution/Person**	style in the Glenora neighbourhood. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption	Front elevation of the Kalpecki Residence, looking to the east. 14 September 2015.
Location	10435 - 140 Street NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Front (right) and north (left) elevations of the Klapecki Residence, looking to the southeast. 14 September 2015.
Location	10435 - 140 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of window on front elevation with metal canopy. 8 November 2015.

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Location	10435 - 140 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of decorative parged foundation with basement windows, and pebbledash stucco. 8 November 2015.
Location	10435 - 140 Street NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	Detached garage located the rear of the Klapecki Residence, looking to the west. Red brick chimney is visible on residence. 8 November 2015.
Location	10435 - 140 Street NW
Copyright	City of Edmonton
Historic Photo	

Caption	1952 contextual aerial image of the Klapecki Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The Klapecki Residence, built in 1948, is valued for its association with Glenora's Post-war settlement period, a period of intense densification focused primarily north of Stony Plain Road. (Theme Value – Pioneer Farms to First Suburbs) The 1948 Klapecki Residence is also highly valuable as one of the only examples of a particular sub-style of Modern Bungalow in Glenora that went on to become the most ubiquitous Modern Bungalow style in Alberta. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

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Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Klapecki Residence is a modest one-storey, hipped-roof Modern Bungalow built in 1948. Its low-profile front façade, clad in pebble-dash stucco and wide lapped wood siding, features an offset front entry flanked by a large picture window and a double assembly window. The home is situated on a 650 square-metre parcel on a residential street with mature landscaping and street trees. The residence is located in the northwestern part of the inner-city residential community of Glenora, one block east of 142 Street, a busy traffic street and the community's western boundary.
Heritage Value	The Klapecki Residence, built in 1948, is valued for its association with Glenora's Post-war settlement period, a period of intense densification focused primarily north of Stony Plain Road. The residence is located in the northwest part of the community, an area which was one of the last parts to build out and which developed rapidly in Edmonton's Mid-century economic oil boom. The Klapecki Residence is a well-preserved example of the houses in this part of Glenora, which are both more modern and more modest than those built in 'Old Glenora,' the prestigious residential area south of Stony Plain Road and east of 136 Street, which developed in the years just before the First World War and during the Inter-war period. The Klapecki Residence is situated in the 1906 'Subdivision of River Lot 2', Plan 3875P developed by Montreal-based real estate developer James Carruthers who had acquired the land in 1905. The large subdivision, extending north from Stony Plain Road to today's Westmount neighbourhood, was laid out in a grid-iron pattern typical of that era. In 1948, one year following the Leduc oil find, the first of the major oil strikes which led to the economic boom, the Klapecki Residence was constructed on a 50' lot one block east of 142 Street, a busy traffic street and one of the few parts of Glenora where commercial and institutional buildings were being constructed. The 1948 Klapecki Residence is also highly valuable as one of the only examples of a particular sub-style of Modern Bungalow in Glenora that went on to become the most ubiquitous Modern Bungalow style in Alberta by the end of the 1950s. The particular sub-style of Modern Bungalow design features a low, horizontal profile created by its rectangular plan with long front façade, wide

	lapped wooden siding, and low pitched, hipped-roof with deep overhanging eaves. The home's large picture window is another signature element of this style. The first residents of the home were Mary Christensen and her husband Robert who was the secretary treasurer for Alberta Poultry Marketers at that time. They moved to the house circa 1951 but lived there only briefly, about one year. From 1952 the Klapecki Residence's longest term residents and owners were Elizabeth (Bette) and Charles Casmir Klapecki (1907-1987) who resided in the home until at least 1987. Winnipeg-born Charles, who had joined the Manitoba Provincial Police force in 1928 (amalgamated with the Royal Canadian Mounted Police in 1932), was transferred to Edmonton's 'K' Division in 1947. He was serving with the RCMP as a constable when they moved to the home, and was promoted to sergeant shortly after. From the mid-1950s though the early 1970s he worked as an investigator for the provincial attorney general's office, and was a salesman for Edmonton Printers from the mid-1970s until his death in 1987. Although this part of the community developed in a different period than Old Glenora, it retained certain Garden City Suburb and City Beautiful trends such as decorative light standards, deep landscaped setbacks, and street trees. The plantings have matured over time to become an important characteristic of this part of the community. With its deep landscaped front and rear yards, and mature coniferous tree, the Klapecki Residence contributes to this character. Some time after 1952, a small-detached garage has been constructed at the rear of the property.
Character Defining Elements	The key elements that define the heritage character of the Klapecki Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential tree-lined street; back lane access with rear detached garage; - landscape elements such as: wide, fifty-foot lot with deep landscaped setbacks with mature coniferous tree; - form, scale, and massing as expressed by its: one-storey height with full-height basement; rectangular plan with long front façade; low pitch hipped-roof; deep overhanging eaves with plain wooden fascia and soffits; offset front entry;

	- nailed-frame construction with: concrete foundation with stamped parging; pebble-dash stucco; strip of wide lapped wooden siding on lower extent of front and rear facades that wraps around the sides of the house; wooden trim; - Modern Bungalow style details such as: low, horizontal profile; shallow roof pitch; large picture window; horizontal siding strip; - original fenestration features such as: fixed wooden-sash window; single assembly multi-light wooden-sash window with multi-light wooden-sash storm at basement level; rectangular window openings; plain wooden trim and sills; storm windows; aluminum screen door with decorative design at front entry; and - additional features such as: internal red brick chimney; concrete stairs to front door with metal balustrade; closed bracketed metal awnings on front windows.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	March 8, 2016
Date Approved by Edmonton	

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Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… The Klapecki Residence, built in 1948, is valued for its association with Glenora's Post-war settlement period, a period of intense densification focused primarily north of Stony Plain Road. **(Theme Value – Pioneer Farms to First Suburbs)** The 1948 Klapecki Residence is also highly valuable as one of the only examples of a particular sub-style of Modern Bungalow in Glenora that went on to become the most ubiquitous Modern Bungalow style in Alberta. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	Post -1952 – garage added to rear of lot Unknown date – windows replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with landscaped yards and city street trees, is intact as is the landscaping of the Klapecki Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.

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Statement of Integrity	The Klapecki Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's form, scale, and massing are intact. Almost all original materials are retained apart from the non-period internal front door and multiple original wooden-sash windows have been replaced on all facades. Cracks are evident in the foundation parging and the stucco is chipped and damaged at the corners of the house and directly above the foundation at multiple locations. The house has been well maintained and overall is in good condition. The landscape elements of the streetscape are still present; however, not many early residences remain on this street.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Crescent Place		
Address	13910 Stony Plain Road NW		
Neighbourhood	Glenora		
Legal Description	8722879		
Geographic Position	53.543600	-113.562400	NAD83
Site Area			
Contributing resources	n/a		
Date of Construction	1969-1970		
Architectural Style	Modern		
Architect	Clifford T. Larrington		
Builder	Smith Brothers & Wilson Ltd.		
Original Use	Apartment Complex		
Current Use	Condominium Complex		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Valued for its association with the continued development of the Glenora neighbourhood and increased densification in the later half of the 20th century **Event/Cultural**	**Style/Design/Construction** Valued for its architectural characteristics and representation of the Modern movement that flourished in Edmonton during the mid 20th century. **Landmark/Symbolic Value**	

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	Practice **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of Crescent Place, looking to the north.
Location	13910 Stony Plain Road NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Detail of the upper stories of Crescent Place.
Location	13910 Stony Plain Road NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the front elevation of Crescent Place from ground level.
Location	13910 Stony Plain Road NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the common green space located on the Crescent Place property, immediately north of the tower.
Location	13910 Stony Plain Road NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the porte-cochère on the ground level of the southwest wing of Crescent Place.
Location	13910 Stony Plain Road NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the sliding aluminum windows and brick veneer on Crescent Place.
Location	13910 Stony Plain Road NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entrance to Crescent Place on the front elevation.
Location	13910 Stony Plain Road NW

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Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the balconies and their balustrades on Crescent Place.
Location	13910 Stony Plain Road NW
Copyright	City of Edmonton

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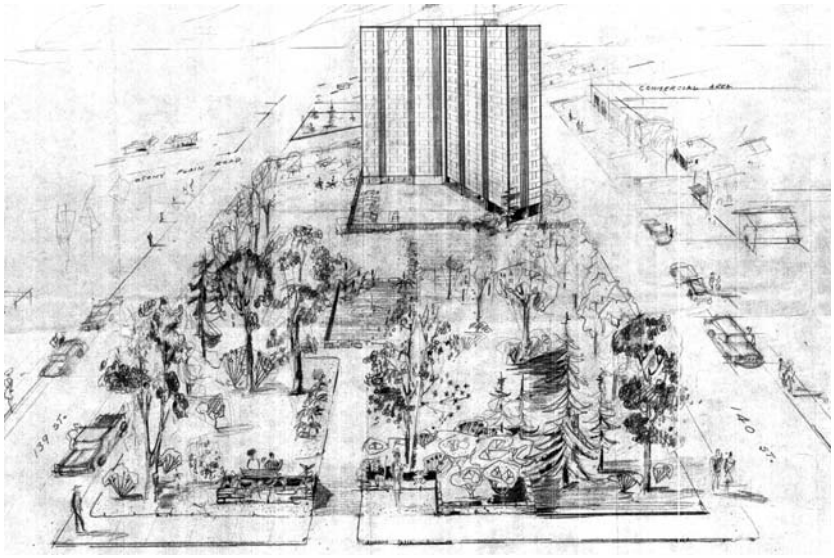
Image 9 Description	
Caption	A rough 1965 perspective drawing by Clifford T. Larrington of Crescent Place showing the proposed green space and its landscaping.
Location	13910 Stony Plain Road NW
Copyright	City of Edmonton Archives

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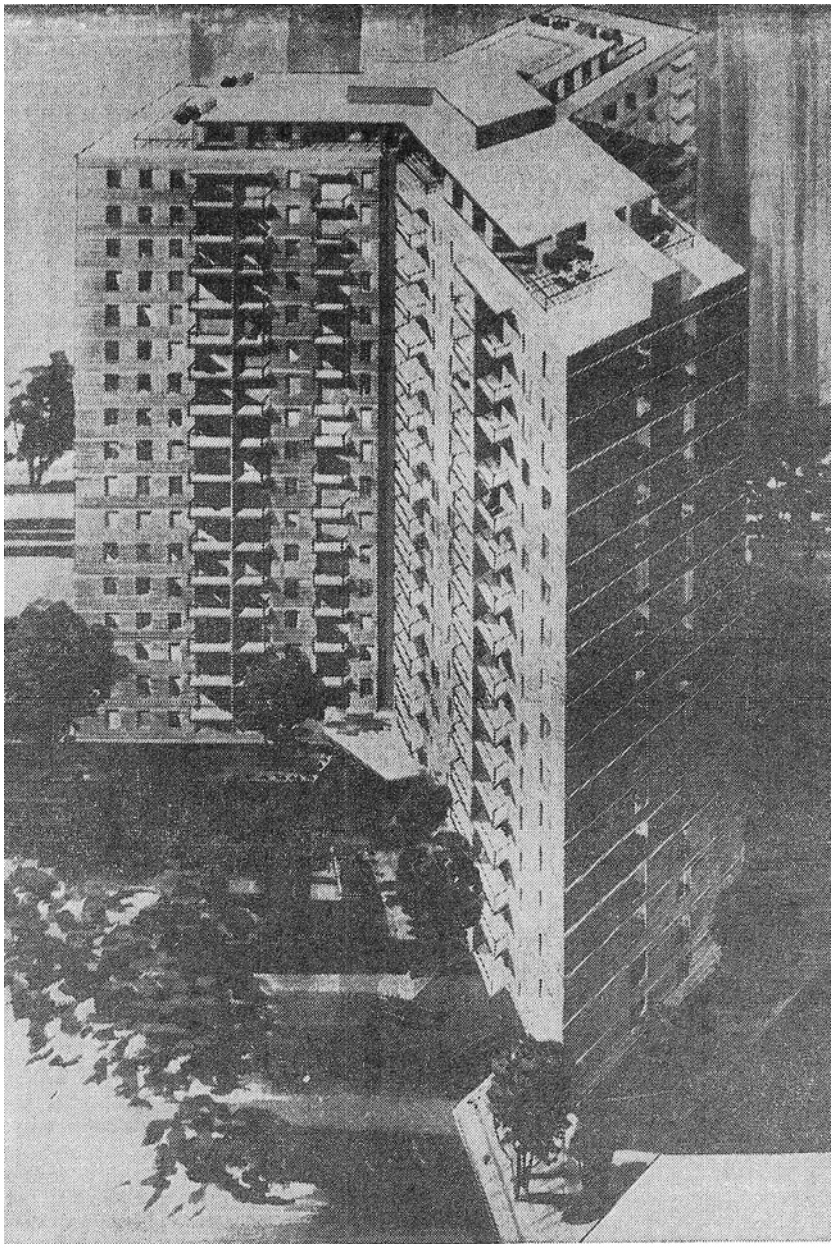
Image 10 Description	
Caption	Perspective drawing by Clifford T. Larrington of the finalized design of Crescent Place.
Location	13910 Stony Plain Road NW
Copyright	Clifford T. Larrington (Published in the *Edmonton Journal*, 11 January 1969)

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Historic Photo	
Caption	View of Crescent Plan under-construction in 1969.
Date	21 August 1969
Photographer	Unknown
Copyright	*Edmonton Journal* (Provincial Archives of Alberta J365)

Historic Photo	
Caption	The block on which Crescent Place would be constructed on was originally occupied by the Linda Auto Court (later called the Arcadian Motel)
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)

2. Significance

Summary	Crescent Place, built in 1970, is significant for its association with the continued development of the Glenora neighbourhood and increased densification in the later half of the 20th century **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Crescent Place is further valued for its architectural characteristics and representation of the Modern movement that flourished in Edmonton during the mid 20th century **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I)

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	☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☒ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1970s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	Crescent Place is a Modern-style 18-storey apartment complex located on Stony Plain Road between 139 Street and 140 Street in Edmonton's Glenora neighbourhood. The concrete apartment building features a Y-shaped footprint with multi-shaded brown brick veneer siding as well as a a flat roof with plain parapets. A large park space is maintained to the immediate north and east of the building and parking is located underground.
Heritage Value	Crescent Place apartments is significant for its association with the continued development of the Glenora neighbourhood and increased densification in the later half of the 20th century and as the earliest multi-residential apartment block in the neighbourhood. The Glenora neighbourhood north of Stony Plain Road was initially subdivided in 1906 while a later subdivision of the southern portion in 1911 brought in a restrictive caveat that limited development to single-family residential units. Due in part of this caveat, commercial and multi-family units never materialized within the core of the neighbourhood. This caveat did not cover the properties along Stony Plain Road, and it was there that several commercial enterprises as well as this apartment block developed. Prior to the construction of Crescent Place, the property was occupied by the Linda Auto Court, originally established by Anton and Stella Linda in 1948, and later acquired by Edmonton City Councillor, Les Bodie. Several proposals were floated to redevelop the site beginning in the mid-1950s, including a supermarket and a six-storey seniors' lodge. In 1965 a new proposal was submitted to rezone from commercial to high density residential to allow for a 26-storey apartment tower. It was rejected, but a revised proposal with a height of 18 storeys was approved by City Council in November 1966. Even at the reduced height, Crescent Place would be the tallest residential apartment building between Vancouver and Toronto. The project was co-developed by Ithacan Development Group and Western Realty Projects and designed by local architect, Clifford T. Larrington. Edmonton-based Smith Brothers & Wilson Ltd. constructed the 18-storey complex at a cost of $5,800,000. Clifford Talbot Larrington (born in 1913) was a British national educated at Woking Secondary School in Surrey, England. As a member of the Royal Institute of British Architects, he ran a private practice in Torquay, Devon, England that he sold before coming to Canada in 1953. Settling in Edmonton, he became a member of the Alberta Association of Architects in February 1954. Larrington would design the Bentall Block at 102 Avenue and 102 Street in 1957 before taking on Crescent Place. Crescent Place is also valued as an excellent example of late Modern design and new influences in urban design that flourished in Edmonton

	during the mid 20th century. Since the 1936 Home of Tomorrow in Glenora, Edmonton's architects had begun experimenting with new Modern forms. Although Cecil Burgess, the head of the University of Alberta's short-lived architecture program, was critical of Modernism, many of his students would go on to embrace the movement. After the Second World War, Edmonton entered a period of rapid economic and population growth. The city's population doubled between 1945 and 1948, taxing existing housing stock and infrastructure. There was also a shift within the architectural field that brought the discipline closer with urban planning. Developers and architects began designing new forms with the belief was that the built form could advance a vision of social reform. Modernism began to take root in the construction of many educational and public buildings as well as single-family homes while the skyscraper came to tower over Edmonton's downtown core. Social interaction was at the centre of the modernist's dream for a new urban environment and the benefits of increased density afforded by the high-rise apartment were two-fold: it would facilitate social engagement between individuals and maximize the use of space, cutting down on infrastructure costs. Advances in construction materials and techniques allowed developers to construct high-rises taller and cheaper than they had before. Crescent Place is an excellent example of this emerging trend in community organization and Modern design. A departure from earlier design styles that sought to revive past tradition, Modernism marked a deliberate departure from past influences. Form follows function in the uniformity of its fenestration and exterior cladding. Crescent Place's simple, geometrical Y-shaped footprint and lack of embellishment or architectural flourishes including its flat roofline and repeating exterior elements are examples of the Modernist style. By embracing the trends of modern living and architectural design, Crescent Place is an important resource in Glenora's built history. Construction began in February 1969 and the grand opening of the apartment complex took place on August 25, 1970, led by Alderman Neil Crawford. With 291 suites, six penthouses, an indoor pool and heated underground parking, Crescent Place was heralded as a "new way of living" in the *Edmonton Journal*. It was seen as a progressive development in keeping with the latest trends and expectations of modern living. Distinct elements meant to attract potential tenants included surrounding parkland and fountains as well as decorative wood panel artwork in the main lobby, carved by local artists Harry Heine and Paul Van Imschoot.
Character Defining Elements	The key elements that define the heritage character of Crescent Place include, but are not limited to its: - tree-lined and grassy street of mature deciduous trees along the

	east side of the property; bordered by single detached homes to the west, north and east and major arterial road to the south; commercial property to the west of the complex; mixed commercial and residential neighbourhood in an urban environment; - location north of Stony Plain Road; property including grounds occupies the entirety of the block; significant set back from the street with vehicle corridor running east-west beneath underpass built into the structure; - landscape elements such as its: two acre parkland with manicured grass and trees to the north of the complex; mature deciduous trees along border with Stony Plain Road; - form, scale and massing as expressed by its: 18-storey height that towers over surrounding buildings; Y-shaped floor plan; flat roof; plain parapets with vertical aluminum cladding; repeating covered balconies along all long elevations; porte-cochere at main entry; below ground parking garage; - masonry construction as expressed by its: concrete support structure; non-uniform colour, exterior running brick bond cladding interrupted by horizontal parged bands; - Modern Design Elements including: uniformity of design; simple geometric floor plan; lack of ornamentation and design flourishes; plain parapets; single material exterior cladding; and - original fenestration such as its: horizontal sliding windows with metal sashing distributed uniformly throughout all elevations arranged in single or triple assembly; full height, fixed windows and glass doors on front exterior.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact	

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information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… Crescent Place apartments is significant for its association with the continued development of the Glenora neighbourhood and increased densification in the later half of the 20th century and as the earliest multi-residential apartment block in the neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Crescent Place is also valued as an excellent example of late Modern design and new influences in urban design that flourished in Edmonton during the mid 20th century **(Theme Value – Architecture and Design).**
Period of Significance	1970
Chronology of Alterations	No significant alterations noted
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the apartment complex has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood with some commercial elements bordering a major arterial road. Materials ☒ Yes ☐ No ☐ Not Applicable The building retains its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the original workmanship remains evident. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The building retains its association with the Glenora neighbourhood.
Statement of Integrity	Crescent Place maintains all aspects of integrity necessary for it to convey its significance/heritage value. The apartment building's original form, scale, and massing are intact; the building is in excellent condition with a high degree of its original fabric intact. - Roof: Not observable due to the height of the building. - Roof elements: The parapets and vertical aluminium cladding appear to be in good condition. - Foundation: not observable, but several above ground

	concrete supports were observed and found to be in good condition. - Cladding: The original stretcher bond brick veneer is in good condition; there is minor cracking along the horizontal parged bands. - Windows: The building retains all its original window openings, metal sashes and orientation throughout the facade. - Doors: The glass front door appears to be in good condition. - Additional Elements: The grounds appear well kept with a mix of open park space and mature trees.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Brennan Residence		
Address	13612 - 103 Avenue NW		
Neighbourhood	Glenora		
Legal Description	3875P; 94;1-3		
Geographic Position	53.544915	-133.556968	NAD83
Site Area	910.16m^2		
Contributing resources	n/a		
Date of Construction	Circa 1921		
Architectural Style	Arts and Crafts		
Architect	Unknown		
Builder	Lester N. Allyn		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** One of the earliest houses constructed	**Style/Design/Construction** Elegant expression of a modest Arts and Crafts style residence.	

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(see attached worksheets)	north of Stony Plain Road in Glenora. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	The front elevation of the Brennan Residence, looking to the north.
Location	13612 - 103 Avenue NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	The west (left) and front (right) elevations of the Brennan Residence, looking to the northeast.
Location	13612 - 103 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	The rear (left) and west (right) elevations of the Brennan Residence, looking to the southeast.
Location	13612 - 103 Avenue NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	An old two-door detached garage located at the rear of the property at the Brennan Residence, looking to the northeast.
Location	13612 - 103 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the southwest corner of the Brennan Residence showing the enclosed porch and a triple assembly window on the front elevation.

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Location	13612 - 103 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the wood shingles and features of the front enclosed porch on the Brennan Residence.
Location	13612 - 103 Avenue NW
Copyright	City of Edmonton
Historic Photo	

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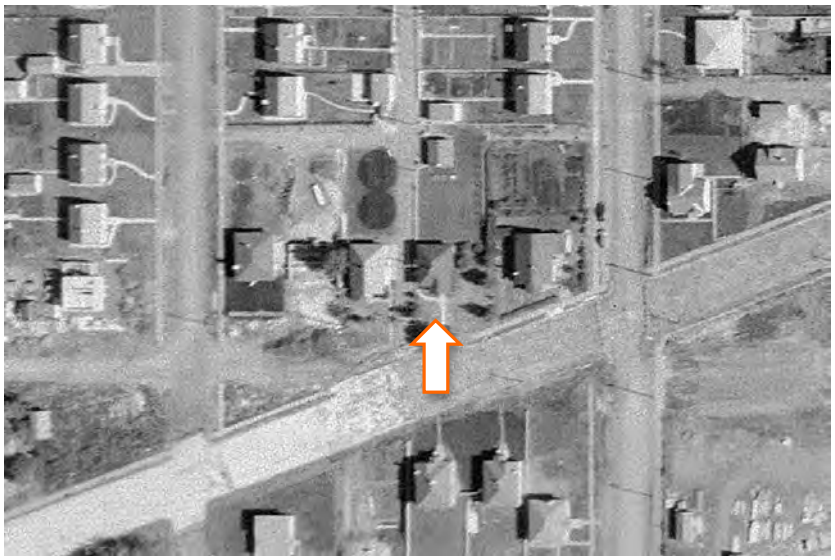
Caption	1924 aerial image of the Brennan Residence.
Date	1924
Photographer	Department of National Defence (RCAF)
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	
Caption	1952 aerial image of the Brennan Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1976 aerial image of the Brennan Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Brennan Residence, built circa 1921, is significant for its lengthy connection with Brennan family and as one of only a handful of early houses constructed in Glenora along the historic transportation route of Stony Plain Road at that time. **(Theme Value – Pioneer Farms to First Suburbs)** The Brennan Residence is further valued as an early and elegant expression of a modest Arts and Crafts-style residence in Glenora. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier)

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	☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Brennan Residence is a one-storey brick residence located on a corner lot on 103 Ave NW in Edmonton's Glenora community. The residence is setback from the street and situated on a large lot with a laneway to the west of the residence. The elegant Arts and Crafts-style house possesses a rectangular plan with front projection, brick exterior, hipped roof, enclosed porch with front-gabled roof, and multiple wooden-sash windows.
Heritage Value	The Brennan Residence, built circa 1921, is significant for its lengthy connection with Brennan family and as one of only a handful of early houses constructed along Stony Plain Road, an early transportation route into downtown and west out of the city. Born in British Columbia in 1892, James Edmund Brennan (1892-1949) moved with his family to Arnprior, Ontario, the following year. He would remain in Ontario until 1919, when he appears in Edmonton's *Henderson's Directory* listed as a clerk at Devereaux Hardware. Brennan's association with the extant residence began in 1922, when he began renting the house from builder, Lester Newton Allyn. Allyn purchased all 20 lots from Block 94 in the 1906 Glenora Subdivision developed by Montreal real estate mogul, James Carruthers in 1910, with the intention of developing the lots and taking advantage of the city's 1910s real estate boom. The Brennan Residence was not constructed until circa 1921. Allyn would later construct a second residence, the Allyn Residence (circa 1922-1924), adjacent to this resource. Although lots ran parallel to Stony Plain Road, Allyn constructed the Brennan Residence facing Stony Plain Road spanning three lots northward. With the initial development of the community focused in the southeast, the Brennan Residence was one of the first to be built north of Stony Plain Road in Glenora. With the initial survey of Stony Plain Road in 1886, the road served as an important thoroughfare for farmers transporting goods from the Stony Plain District to downtown Edmonton. The house was one of only a handful of residences situated along Stony Plain Road. Long-time owners, James and Ina Brennan purchased the house circa 1929 following Allyn's death, and would maintain ownership until 1987. The Brennan's 64-year ownership has resulted in the residence retaining an exceptional degree of integrity. The Brennan Residence is further valued as an early and elegant expression of a modest Arts and Crafts-style residence in Glenora.

	Constructed by Lester Allyn for roughly $1,680, the home exhibits many of the key tenants of Arts and Crafts architecture, an extremely popular architectural style in the 1910s and 1920s in Edmonton. This style of architecture emerged in England at the end of the 19th century as part of the Arts and Crafts Movement, which was established in response to the increased industrialization and mass production of consumables. Neighbourhoods were frequently destroyed to accommodate factories, unemployment increased, and the decline of skilled trades resulted. The Arts and Crafts movement advocated a return to functional design and ornamentation through quality craftsmanship. Arts and Crafts style houses typically possessed functional floor plans with highly crafted details, minimal exterior ornamentation, use of a variety of natural materials, and abundance of windows connecting exterior and interior spaces. The Brennan Residence exhibits this architectural style through its one-storey height, brick and shingle exterior, open soffits with exposed rafter tails, front-gabled front projection, minimal exterior details such as plain pointed bargeboards and cornice boards, and single and double assembly multi-light windows permitting light to flood the interior.
Character Defining Elements	Key elements that define the heritage character of the Brennan Residence include, but are not limited to its: – location on a corner lot on 103rd Avenue NW with laneway bordering its west side in the Edmonton's Glenora neighbourhood; – siting on a rectangular lot with deep setback facing Stony Plain Road; – form, scale, and massing as expressed by its: one-storey height with basement; rectangular plan with hipped roof; projection with front-gabled roof on south façade, half of the projection contains an enclosed front porch; – wooden-frame construction including: parged foundation; red pressed brick with red mortar, joints blackened with charcoal; wooden shingles in gable peak on front projection; concrete sills; – Arts and Crafts-style elements including: multiple fenestration openings; multiple exterior cladding materials; projecting eaves and verges; cornice boards; pointed bargeboards; open soffits with exposed rafter tails; enclosed front-gabled porch with closed balustrade; – original fenestration such as: triple assembly single-hung wooden-sash windows with 4-over-1 windows on either side

	of 6-over-1 window, all with 1-over-1 wooden storm windows; single assembly 6-over-1 single-hung wooden-sash windows with 1-over-1 wooden storm windows; single assembly fixed multi-light wooden-sash window; multi-light hopper wooden-sash windows with multi-light wooden storm windows; fixed multi-light wooden-sash windows on porch; paneled wooden door with multi-light upper panel; and – additional elements including: internal red brick chimney; one-storey side-gable double car garage with lapped wooden siding, corner boards, pointed bargeboards, cornice boards, multi-light wooden-sash awning windows, vertical board garage doors.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Brennan Residence, built circa 1921, is significant for its lengthy connection with Brennan family and as one of only a handful of early house constructed in Glenora along the historic transportation route of Stony Plain Road at that time. **(Theme Value – Pioneer Farms to First Suburbs)** The Brennan Residence is further valued as an early and elegant expression of a modest Arts and Crafts-style residence in Glenora. **(Theme Value – Architecture and Design)**
Period of Significance	1920s
Chronology of Alterations	Unknown date - porch enclosed - porch filled in - front steps and balustrade replaced - space below porch boarded with plywood - deck added to side of residence - aluminium screen door added
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence maintains its historic appearance. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be used as a residence.
Statement of Integrity	The Brennan Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Form, scale, and massing are intact and the house has high

	integrity overall. - Foundation: Multiple cracks in parging on foundation. - Cladding: Brick exterior in fair condition, no missing bricks noted; varying degrees of mortar loss evident on all façades; black tint in mortar joints weathered away on lower 2/3 of brick walls; multiple repaired stepped cracks and past unsympathetic localized repointing evident on all façades; wooden shingle cladding in gable original with no missing shingles. - Roof: Asphalt shingle roof on main portion of residence in good condition with no missing or split shingles; ridgeline straight with no dips or signs of buckling; projection's roof slopes southward suggesting settlement issues. - Decorative Elements: Bargeboards modified to accommodate gutters and rainwater leaders; paint failure present throughout on all wooden components. - Fenestration: Original wooden-sash windows and wooden storm windows intact with no broken or missing glass and no signs of extensive rot; original exterior multi-panel wooden doors with multi-light panels retained and in very good condition; aluminium storm door added to side entrance; deck and steps added to side entrance of residence. - Chimney: Brick chimney is not leaning or missing brick or mortar; a new flue installed. - Porch: Front porch has been enclosed; openings on south face of porch have been resized; windows installed on west side of porch have maintained original opening size; closed balustrade intact; although paint failure present and rot evident on lower extent of balustrade; rot evident also on exposed portions of porch's wooden floor; foundation portion of porch clad with plywood; front steps and balustrade have been replaced. - Garage: One-storey side-gabled garage on rear of lot leaning significantly, stabilization required; cladding and roof in fair condition; gutters present; paint failure present on wooden elements.

City of Edmonton
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Allyn Residence		
Address	13618 - 103 Avenue NW		
Neighbourhood	Glenora		
Legal Description	3875P; 94; 19-20		
Geographic Position	53.544900	-133.557318	NAD83
Site Area	606.82m^2		
Contributing resources	n/a		
Date of Construction	Circa 1922-1924		
Architectural Style	Arts and Crafts		
Architect	Unknown		
Builder	Lester N. Allyn		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** One of the earliest houses constructed	**Style/Design/Construction** Good example of a modest Arts and Crafts style home.	

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(see attached worksheets)	along the historic Stony Plain Road transportation route into downtown and west out of the city. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person** Connection with educator, cancer advocate, and humanitarian, Dr. Thomas Davidson Baker.
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☒ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☒ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	Front elevation of the Allyn Residence, looking to the north.
Location	13618 - 103 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of the gable peak over the front enclosed porch on the Allyn Residence.
Location	13618 - 103 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the front enclosed porch on the front elevation of the Allyn Residence.
Location	13618 - 103 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the closed, cobble balustrade leading up to the front enclosed porch of the Allyn Residence.

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Location	13312 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of wood triangular bracket, fascia, and shingles in the gable peak of the front enclosed porch on the Allyn Residence.
Location	13618 - 103 Avenue NW
Copyright	City of Edmonton
Image 6 Description	

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Caption	Detail of the red brick chimney on the Allyn Residence.
Location	13618 - 103 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the front enclosed porch's east elevation on the Allyn Residence.
Location	13618 - 103 Avenue NW
Copyright	City of Edmonton

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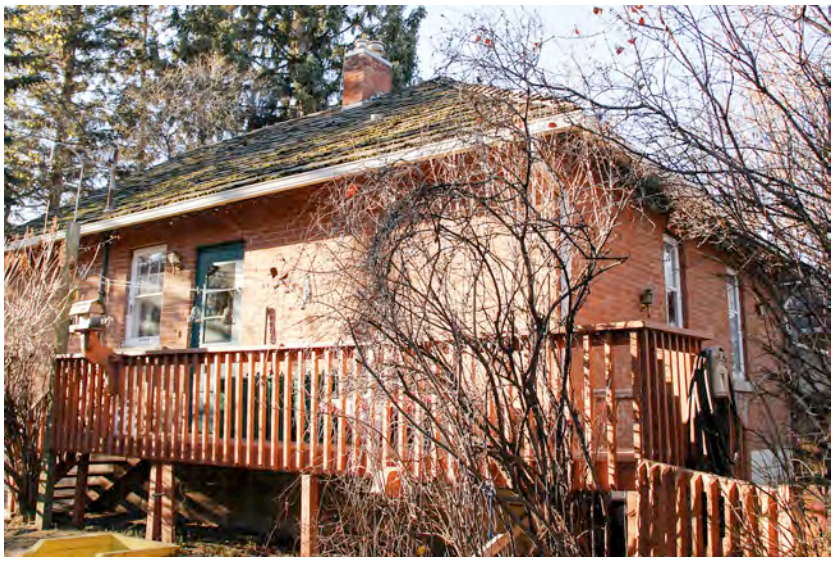
Image 8 Description	
Caption	View of the rear (right) and east (left) elevations of the Allyn Residence, looking to the southwest.
Location	13618 - 103 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1924 aerial image of the Allyn Residence.
Date	1924

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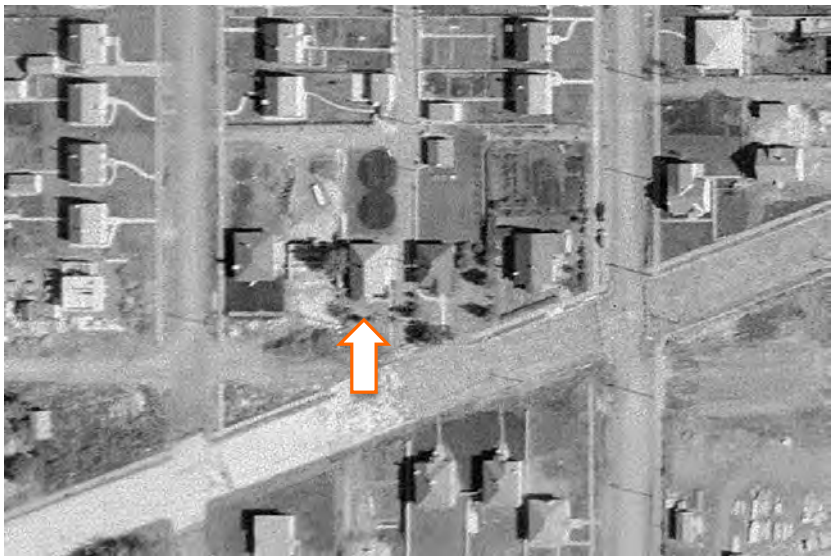
Photographer	Department of National Defence (RCAF)
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	
Caption	1952 aerial image of the Allyn Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1976 aerial image of the Allyn Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Allyn Residence, constructed circa 1922-1924, is significant for its connection to early Glenora developer and builder, Lester Newton Allyn and as an early residence constructed along Stony Plain Road, a major transportation route into downtown and west out of the city in Edmonton. **(Theme Value – Pioneer Farms to First Suburbs)** The Allyn Residence is further valued for its connection with Alberta educator, cancer advocate, and humanitarian, Dr. Thomas Davidson Baker who lived in the house from 1942 to 1951. **(Theme Value – Education)** The Allyn Residence is further valued as a strong and intact representation of a modest Arts and Crafts-style residence. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present

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Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Allyn Residence is positioned on a corner lot on 103 Ave NW in the Edmonton community of Glenora. The one-storey residence is setback on the lot and obscured by trees. Facing Stony Plain Road, laneways run to the east and rear of the residence. The Arts and Crafts-style residence is identifiable through its one-storey height, rectangular plan, hipped gabled roof, nearly full-width enclosed porch with front-gabled roof, and brick and shingle exterior.
Heritage Value	The Allyn Residence, constructed circa 1922-1924, is significant for its connection to early Glenora developer and builder, Lester Newton Allyn and as an early residence constructed along Stony Plain Road, a major transportation route into downtown and west out of the city in Edmonton. Born in Delta, Leeds County, Ontario, on March 6, 1849, Lester was one of seven children born to Christopher and Alzina Allyn. He grew up in Ontario, marrying Hannah Matilda Ripley in 1871. The couple would have 11 children over the next two decades prior to Hannah's death in 1896. Following her death, Lester married Allace Esta (nee Judd) in 1905. Three years later, Lester, with a few of his sons, moved to Edmonton where they worked as bricklayers. In 1910, Allyn purchased all 20 lots of block 94 in Glenora, from the 1906 Glenora Subdivision north of Stony Plain Road, developed by Montreal real estate mogul, James Carruthers. Allyn's intention was to build on the lots to take advantage of Edmonton's Edwardian era real estate boom. However, no lots were developed until the early 1920s. Although the lots ran parallel to Stony Plain Road, Allyn chose to construct the house facing the corridor, increasing the visibility of the residence. Surveyed in 1886, Stony Plain Road was an important transportation route in and out of the city and served as the primary means for farmers from the Stony Plain District to transport goods to Edmonton. The Allyn Residence was the second house built by Lester Allyn in Glenora, the first residence being 13612 103 Avenue NW. These two residences were some of the earliest constructed along Stony Plain Road in the 1920s. Allyn lived in the residence until his death in 1929. The Allyn Residence is further valued for its connection with Alberta educator, cancer advocate, and humanitarian, Dr. Thomas Davidson Baker who lived in the house from 1942 to 1951. Born in Coutbridge, Scotland, on May 30, 1910, Baker immigrated to Canada with his mother in 1922, to join his father who had settled in

	Calgary. Following completion of his secondary education in Calgary, Baker attended the Calgary Normal School where he obtained his teacher's certificate in 1928. Baker worked in Evansburg, Leduc, and Millet before joining the Edmonton Public Schools in 1940. Serving as a teacher at Glenora School for two years, it was during this time that Baker purchased the residence in 1942. He would go on to work at Westmount, Oliver, Virginia Park, and New Queen's schools during which time he went from teacher, to principal, to Assistant Superintendent, to Deputy Superintendent, the latter of which he held until his retirement in 1971. Baker was a major advocate for Alberta teachers and children and played a crucial role in the development of collective bargaining for the Alberta Teaching Association. As an advocate for disadvantaged and physical and mentally challenged students, Baker established programs encompassing psychologist, therapists, and social workers to aide in their education and development. Through this work, the Special Education Department of Edmonton Public Schools was established. Baker would also serve as chair on numerous boards and committees including the Metropolitan Area Education Television Authority and Provincial Cancer Board. One of Ted Baker's significant lasting legacies is the critical roll he played in improving cancer diagnostics and treatment services throughout Alberta. His work was recognized by the community through the establishment of the Ted Baker Cancer Centre in Calgary. Although only living in the Allyn residence until circa 1951, Baker remained in Edmonton until his death in 1997. The Allyn Residence is also valued as a strong and intact representation of a modest Arts and Crafts-style residence. The Arts and Crafts movement was formulated in England at the end of the 19th century in reaction to the mass production of goods and increased industrialization. This shift in extraction, manufacturing, and production industries resulted in the construction of large factories, and the resulting job loss due to mechanization, and loss of skilled craftsmanship and the decorative arts. In response, proponents of the Arts and Crafts movement championed a return to highly crafted goods, functional design and ornamentation, and integration of buildings with their surroundings. Arts and Crafts style houses encompass these concepts through their uncluttered functional floor plans with highly crafted details, minimal exterior ornamentation, and use of a variety of natural materials. The Allyn Residence expresses this architectural style through its one-storey height, use of wooden shingle and red brick exterior cladding,

	ornamentation expressed through triangular brackets, louvres, pointed bargeboards, a nearly full-width porch, and an abundance of wooden-sash windows connecting the indoor space with the outside and permitting light to flood the interior of the residence. These factors contribute to the Allyn Residence's overall pleasing aesthetic and functional design.
Character Defining Elements	Key elements that define the heritage character of the Allyn Residence include, but are not limited to its: – location on a corner lot on 103rd Avenue NW with laneway bordering its east side and rear of the lot in the Edmonton neighbourhood of Glenora; – siting on a rectangular lot with deep setback facing Stony Plain Road; – form, scale, and massing as expressed by its: one-storey height with basement; rectangular plan; gable-on-hip roof with front-gabled projection; – wooden-frame construction including: brick foundation with parging; red pressed brick exterior; wooden shingles in gable peak; – Arts and Crafts-style elements including: multiple fenestration openings allowing light to penetrate the interior; multiple exterior cladding materials; projecting eaves and verges; cornice boards; pointed bargeboards; open soffits with exposed rafter tails; wooden louvre in gable; triangle brackets in verges; nearly full-width front-gabled enclosed porch with closed balustrade; cobblestone front stairway; – original fenestration such as: bank of asymmetrical 1-over-1 alternating fixed and casement wooden-sash windows with screens on casement windows and multi-light transom above on front porch; double assembly multi-light wooden-sash casement window with multi-light wooden transom; single assembly fixed multi-light wooden-sash window; single assembly 6-over-1 single-hung wooden-sash windows with multi-light wooden storm window; single assembly multi-light wooden-sash hopper window with wooden storm window at basement level; paneled wooden door with multi-light upper panel; three panel wooden door with multi-light upper panel; and – additional elements including internal red pressed brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Allyn Residence, constructed circa 1922-1924, is significant for its connection to early Glenora developer and builder, Lester Newton Allyn and as an early residence constructed along Stony Plain Road, a major transportation route into downtown and west out of the city in Edmonton. **(Theme Value – Pioneer Farms to First Suburbs)** The Allyn Residence is further valued for its connection with Alberta educator, cancer advocate, and humanitarian, Dr. Thomas Davidson Baker who lived in the house from 1942 to 1951. **(Theme Value – Education)** The Allyn Residence is further valued as a strong and intact representation of a modest Arts and Crafts-style residence. **(Theme Value – Architecture and Design)**
Period of Significance	1920s
Chronology of Alterations	Unknown date - porch enclosed - flues and tin chimney cap installed - deck added to side of residence
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence projects a historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Allyn Residence maintains all aspects of integrity necessary

	for it to convey its significance / heritage value. Form, scale, and massing intact and the residence is in good condition overall. - Foundation: Parging on brick foundation missing in areas. - Cladding: Brick exterior in good condition, no bricks missing, no noticeable areas of mortar loss; repaired stepped crack evident on side façade, possible settlement issues; wooden shingle cladding in gable original and not missing any shingles. - Roof: Wood shingle roof in poor condition. Extensive organics, split shingles present. - Decorative Detailing: Wooden pointed bargeboards, cornice board, louvre, and triangle brackets are all in good condition; although paint failure present. - Fenestration: Wooden-sash windows and wooden storm windows intact. Some storms missing. Paint failure present throughout; original exterior doors present and in very good condition. - Chimney: Brick chimney does not appear to be leaning; however, mortar loss and past repairs evident. New flue and tin chimney cap have been installed. - Porch: Front porch enclosed after house was built. Vertical panelling at base of porch is newer; front steps have been replaced and extant wooden steps show evidence of rot and settlement; cobblestone stairway is in poor condition with loose and missing stone, and multiple cracks. - Additions: Deck added to side of residence at side entry.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Souch Residence		
Address	13520 - 106A Avenue NW		
Neighbourhood	Glenora		
Legal Description	4677HW;62A;22		
Geographic Position	-53.550527	-113.555322	NAD83
Site Area	552.6m²		
Contributing resources	n/a		
Date of Construction	1953		
Architectural Style	Modern Bungalow		
Architect	Unknown		
Builder	Marcus Souch		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Associated with intensive Post-war	**Style/Design/Construction** Well-preserved example of the Modern Post-war Bungalow style	

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(see attached worksheets)	development in north Glenora	in Glenora
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	13520 - 106A Avenue NW
Location	Front elevation of the Souch Residence, looking to the north.
Copyright	City of Edmonton

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Image 2 Description	
Caption	Front (right) and west (left) elevations of the South Residence, looking to the northeast.
Location	13520 - 106A Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Rear (left) and west (right) elevations of the South Residence, looking to the southeast.
Location	13520 - 106A Avenue NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the double assembly window with original wood storms and reeded glass block window on the west elevation of the Souch Residence.
Location	13520 - 106A Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the parged chimney located on the southwest portion of the

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	Souch Residence.
Location	13520 - 106A Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the parged chimney located on the rear half of the Souch Residence.

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Location	13520 - 106A Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of parged foundation and wood basement windows (covered with aluminium storms) on the west elevation of the Souch Residence.
Location	13520 - 106A Avenue NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Profile of the window canopies on the front elevation of the Souch Residence.
Location	13520 - 106A Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of the triple assembly window with wood storms, reeded glass block basement window, and parged foundation on the front elevation of the Souch Residence.
Location	13520 - 106A Avenue NW
Copyright	City of Edmonton

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Image 10 Description	
Caption	Detail of the front entrance to the Souch Residence.
Location	13520 - 106A Avenue NW
Copyright	City of Edmonton

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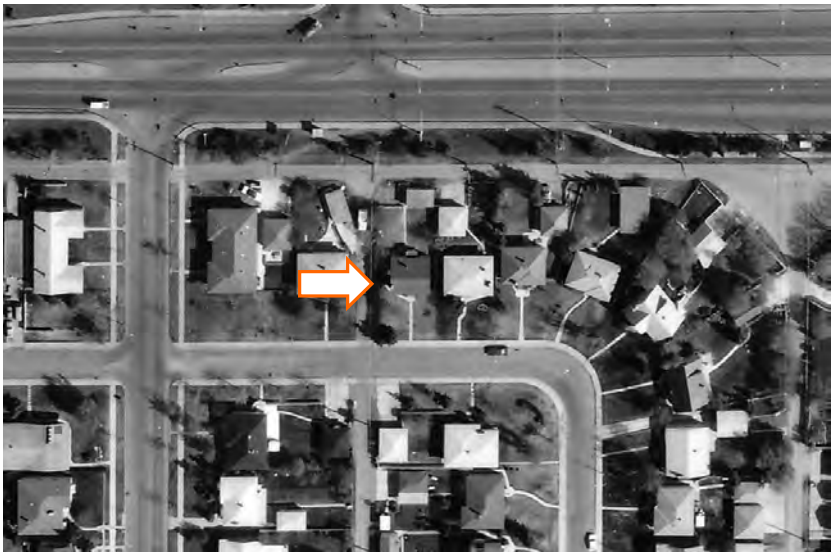
Historic Photo	
Caption	1954 aerial image of the Souch Residence. Note the detached garage, no longer present on the property.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Souch Residence.

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Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Souch Residence, built in 1953, is valued for its association with Edmonton's Post-war settlement period, and the rapid build-out of the area north of Stony Plain Road in the Glenora neighbourhood. **(Theme Value – Pioneer Farms to First Suburbs)** The 1953 Souch Residence is further valued as a good example of a modest Modern Post-war Bungalow style in the community with strong integrity. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The South Residence is a modest one-storey, Modern Bungalow with side-gable roof. Its simple façade, clad in bottle-glass stucco, features a central front entry flanked by large multi-assembly windows. The home was built in 1953 and is situated on a residential street with mature landscaping, street trees and many homes of the same age. The residence is located in the furthest northeast part of the inner city residential community of Glenora, backing onto 107 Avenue, a busy traffic street and the community's northern boundary.
Heritage Value	The South Residence, built in 1953, is valued for its association with Edmonton's Post-war settlement period, and the rapid build-out of the area north of Stony Plain Road in the Glenora neighbourhood. The house is located in the northeast part of the community, an area which was one of the last sections to build out and which mainly developed during Edmonton's mid-century economic oil boom. The South Residence is a well-preserved example of the houses in this part of Glenora which display mid-century modern features and a more economical scale compared with the traditional, high-status Pre-war and Inter-war homes in the earliest part of the community to develop, 'Old Glenora', the area south of Stony Plain Road and east of 136 Street. The South Residence is situated along Glenora's northern perimeter. Although most of eastern Glenora was built out by 1948, the year following the start of the oil boom, the northern edge was still the Canadian Northern Railway line and right-of-way. In 1952 a cul-de-sac addition to Glenora was surveyed by Charles Weir as Plan 4677HW. The new subdivision, approved by the City of Edmonton's new head of Town Planning, Noel Dant, re-employed lands formerly occupied by the railway line, and track removal was underway through 1954. Dant was Edmonton's first head of planning and was responsible for introducing the Garden City inspired 'Neighbourhood Unit' to the city. This subdivision was too small to be a Neighbourhood Unit however it does share some common attributes: curvilinear roads to slow traffic and prevent vehicle cut-through, the use of green space, and a large parcel for an institutional building. In March 1953, M.A. South obtained a building permit to construct his residence on one of the cul-de-sacs, on a deep lot backing onto

	the green strip, which skirted the new subdivision. The estimated cost was $8,500 and a small detached garage was also erected by 1954 (non-extant). Today the Souch Residence has deep, landscaped front and rear yards, and mature hedge and coniferous trees, aligning with the richly landscaped properties south of Stony Plain Road. The first residents and owners of the Souch Residence were Marcus and Hannah Souch. Ontario-born Marcus Howard Souch (ca1879-1965) moved west to Alberta in 1903, residing in various towns, including Stettler where he operated a hardware store. In 1928 he settled in Edmonton. The couple was close to retirement by the time they moved to the home; Marcus was a representative for the Commercial Life Assurance Company when they first lived in the home. He retired by the late 1950s. Hanna (ca1889-1977) moved from the house following Marcus's death in 1965. From 1966 until 1978 the Souch Residence's residents and owners were a retired couple, Verna Logan (died 1983) and her husband John. Following John's death in 1975, Verna continued to live in the home for another three years. The current long time owners have resided in the home since 1981. The 1953 Souch Residence is further valued as a good example of a modest Modern Post-war Bungalow style in the community with strong integrity. This style was to become a ubiquitous house form in Alberta by the end of the 1950s. The defining features of the Modern Bungalow style displayed by the home include its small scale, low, horizontal profile and deeply overhanging eaves. The home's use of glass block in sidelights and foundation strips also reflect its modern style. Other features which create interest include its sheltered front entry created by the overhanging eaves, a shallow projecting east bay, and the large multi-assembly windows which flank the entry.
Character Defining Elements	The key elements that define the heritage character of the Souch Residence include, but are not limited to its: – location on the north side of a cul-de-sac, orientation on its property and setbacks on all sides; – quiet residential tree-lined curvilinear street; back lane access; wide, treed, grassy green strip across north alley; – landscape elements such as: wide, 50' corner lot with side and rear alleys; deep landscaped setbacks with large mature coniferous tree in southwest corner of lot;

	– form, scale and massing as expressed by its: one-storey residential form on a rectangular plan with long façade; medium-pitched side-gabled roof; raised full-height basement; deep overhanging eaves; offset front entry; shallow projecting east bay; wooden bargeboards in the gables; – nailed frame construction with original bottle-glass stucco; horizontal bevelled siding in side gables under later vinyl siding; wooden trim and window sills; – Modern Post-war Bungalow style details such as: low, horizontal profile; small scale; glass-block sidelights and horizontal foundation strips (interior flute layers perpendicular); large picture windows in front facade; metal awning hardware; decorative parged foundation and chimneys in even course block pattern with rough and smooth-textured sections; rough-textured parged watertable; wrought iron railing on front stairs; – original fenestration features such as: fenestration pattern on all façades; triple assembly casement windows with fixed central pane with wooden-sash storm windows on front facade; double assembly 1-over-1 wooden windows with wooden storms; vertical reeded glass block panels in sidelight and on west side of residence; original wooden door with two diamond-shaped lights; and – additional features such as: tall internal parged chimney and wide internal parged chimney; louvres in the side gables.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Souch Residence, built in 1953, is valued for its association with Edmonton's Post-war settlement period, and the rapid build-out of the area north of Stony Plain Road in the Glenora neighbourhood. **(Theme Value – Pioneer Farms to First Suburbs)** The 1953 Souch Residence is further valued as a good example of a modest Modern Post-war Bungalow style in the community with strong integrity. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	Unknown: Vinyl siding added over original wooden siding Unknown: front stairs replaced and widened from original
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with landscaped yards and city street trees, is intact as is the landscaping of the Souch Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed. There are still many homes of the same

	age on the street.
Statement of Integrity	The Souch Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact and no significant additions or modifications have been made to the original building. - Foundations: the concrete foundations are structurally intact; cracking/chipping present where parging meets the ground. - Cladding: the original stucco cladding is in good condition with minor staining under a few windows; the original wood siding has been covered by later vinyl siding. - Windows: the home retains all its original window openings and trim as well as main floor windows and storms, all in good condition; the basement storm windows have been replaced with vinyl or vinyl-clad aluminum; glass block in good condition, but mortar is failing in some places; new wood slats on original awning hardware over front façade windows. - Doors: the home retains its original door openings and original front door and sidelight which are in good condition; a front storm door has been added; the rear door has been replaced with a non-period door. - Roof: the roof and roof cover, asphalt shingles, are in good condition. - Roof elements: wooden bargeboards show paint failures, minor wood deterioration on ends, and are trimmed with vinyl on the bottom edge; wooden soffits have been replaced with vinyl. - Chimneys: parging of tall rear chimney has cracks and gaps in flashing at chimney base; parging in wide front chimney in good condition with patches of darker shade. - Decorative elements: the louvres are in good condition. - Porches: front entry steps are not original; wrought iron railing is original; original shed-roof rear porch in good condition. - Garage: the ca. 1954 garage is non-extant and has not been replaced.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Pechet Residence		
Address	13603 – 106A Avenue NW		
Neighbourhood	Glenora		
Legal Description	4677HW;64A;5		
Geographic Position	53.550108	-113.556797	NAD83
Site Area	696.59		
Contributing resources	n/a		
Date of Construction	1956		
Architectural Style	Modern Ranch and West Coast Modern (Contemporary)		
Designer	Gordon B. Herbert		
Builder	Chris Christophersen		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Associated as a good example of Post-war	**Style/Design/Construction** Rare example of Modern Ranch style with West Coast Modern	

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(see attached worksheets)	boom in Glenora **Event/Cultural Practice** **Institution/Person** Association with the prominent Pechet family – who developed close to 30 hotels and casinos in western Canada and started Stage West Theatre style elements. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta
Image 1 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation of the Pechet Residence, looking to the south.
Location	13603 – 106A Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Pechet Residence, looking to the south.
Location	13603 – 106A Avenue NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	Front elevation of the Pechet Residence, showing the attached two-door garage on its west side. Looking to the south.
Location	13603 – 106A Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the east elevation of the Pechet Residence, looking to the west.
Location	13603 – 106A Avenue NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail view of the Pechet Residence showing where a built-in pergola once existed in the roof/soffit of the home.
Location	13603 – 106A Avenue NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the main entrance to the Pechet Residence on the front elevation.
Location	13603 – 106A Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of multi-pane wood windows on the rear elevation of the attached garage of the Pechet Residence.
Location	13603 – 106A Avenue NW
Copyright	City of Edmonton

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Historic Photo	
Caption	View of main entrance and portion of the front elevation of the Pechet Residence, as it appeared in the 1960s, looking to the southeast. Note the built-in pergola to the left of the chimney.
Date	1960s
Photographer	Pechet family
Copyright	Pechet family

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Historic Photo	
Caption	View of the front elevation of the Pechet Residence, showing an earlier paint scheme, looking to the south.
Date	c1980
Photographer	Pechet family
Copyright	Pechet family
Historic Photo	
Caption	View of the Pechet Residence, looking to the southeast. A breezeway existed between the house and garage before it was infilled in the

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	late 1970s/early 1980s.
Date	c1980
Photographer	Pechet family
Copyright	Pechet family
Historic Photo	
Caption	The Pechet family in the sunken living room of the Pechet Residence.
Date	n.d.
Photographer	Pechet family
Copyright	Pechet family

Historic Photo	
Caption	Aerial image of the Pechet Residence, centre, as it appeared in 1976.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Pechet Residence, built in 1956, is highly valued for its association with prominent Edmonton Jewish family and first and long-time owners, the Pechets **(Person Value).** The Pechet Residence is further valued for its association with the rapid build-out of the Glenora neighbourhood in Edmonton's Post-war settlement period **(Theme Value - Pioneer Farms to First Suburbs).** The Pechet Residence is further significant as a rare example of a Modern-style Rancher with West Coast Modern details in the City of Edmonton **(Theme Value – Architecture and Design).**
Era of	Development Era

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Development (please select one)	☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Pechet Residence is a one-storey Modern Rancher located on a corner lot on the south side of 106a Avenue NW just west of 136 Street in Edmonton's Glenora neighbourhood. Key features of the house include its long rambling horizontal profile with prominent slab brick chimney, full wall glazing, low-pitched wide overhanging roof, and recessed front entry.
Heritage Value	The Pechet Residence, built in 1956, is highly valued for its association with prominent Edmonton Jewish family and first and long-time owners, the Pechets. Eugene (1916-2008) and Rose (nee Simpkins) purchased the property in close proximity to Talmud Torah School to the east, and had this residence custom designed and built in 1956. Eugene, born to Russian Jewish immigrants, was born and raised on the family's homestead in Lipton, Saskatchewan. The family moved to Edmonton in 1929 when Eugene was 12. Trained as a tinsmith like his father, Eugene worked in trades after completing Grade 10, then in 1944, purchased his first hotel, the Auditorium Hotel, with partners in North Battleford, Saskatchewan. This purchase launched his prolific career in the hotel business, building or purchasing over 27 hotels in his 60-year career. In the first five years in the hotel business, Pechet focused on developing sites along the Alaska Highway, in anticipation of an infiltration of Americans, constructing a new hotel every 250 miles. In 1951, he purchased his first hotel in Edmonton, the Yale. His most productive hotel, the Mayfield Inn, built in 1974 (sold in 1990) in Edmonton, housed the Stage West Dinner Theatre, a successful pan-Canadian theatre company started by Eugene and his son, Howard. Eugene also owned a successful general contracting business and was a founding shareholder in the Bank of Alberta, now the Canadian Western Bank. The Pechet family, under Stagewest Hospitality, continues to own and manage several prominent hotels and casinos, as well as the Stage West Theatres with locations across western Canada. Rose, was active in the community, working closely with the Jewish Seniors Centre. She died in 1982. Eugene remained at the property until 1991. The Pechet Residence is further valued for its association with the rapid build-out of the Glenora neighbourhood in Edmonton's Post-war settlement period. The house is situated in the neighbourhood's only cul-de-sac development, replotted from the original 1906 Glenora subdivision plan in 1952. The plan re-defined

	a plot of land formerly the Canadian Northern Railway line right-of-way; the track was removed in 1954,and within two years, the subdivision was almost entirely built out. The replotted area features primary tenants of the Neighbourhood Unit plan, with curvilinear roads to slow traffic and the use of green space, as well as inclusion of a parcel of land for a school, which became the Talmud Torah School. The Pechet Residence is further significant as a rare example of a Modern-style Rancher with West Coast Modern details in the City of Edmonton. This style of architecture is characterized by scenic setting with deep setbacks, integration of the residence within its surrounding environment, low linear rambling plan with low-pitched roof, and use of natural, yet modern, building materials. The Modern Ranch-style emerged following the Second World War and was influenced by the Modern architectural movement as well as styles influenced by the Trend House Program in Canada and the Case Study Houses in the United States. The Pechet Residence exemplifies these unique style characteristics through its single-storey asymmetrical massing, rambling, horizontal orientation with low-pitched roofline with the front entryway tucked under the roofline, and use of natural building materials such as its wide cedar plank siding, and brick veneer. Infiltration of natural light was maximized in the design through the use of a full-height curtain wall, prominent slab chimney and vaulted ceilings maximizing the north-facing light into the living room, a design feature popularized by the West Coast Modern trend. Mature trees, wooden planters, and a manicured lawn, integrate the property with its surrounding environment. The concept of the residence was designed by David T. MacLagan, a Canadian artist who operated a studio-office out of the basement of the Yale Hotel in Edmonton. Designer Gordon B. Herbert, who owned an engineering and architecture firm in Edmonton in the late 1950s to 1960s, designed the plans for the residence. Herbert designed several hotels for Eugene throughout his career and this house is a rare example of his residential work. The house was constructed from lumber from the Millar Western Lumberyard in Whitecourt and was built for a cost of $20,000.
Character Defining Elements	The key elements that define the heritage character of the Pechet Residence include, but are not limited to its: – location and orientation on its southwest, corner lot at the

	northern extent of the Glenora neighbourhood; - maximum setback from street and avenue; paved side lane on west of lot; residential neighborhood with tree lined streets; - landscape features such as its: concrete walkways with shallow steps and long-arched retaining walls; mature coniferous and deciduous trees; garden bed shrubs; - form, scale and massing as expressed by its: one-storey height; rectangular plan with asymmetrical massing with long façade facing front; broad, cross-gabled low-pitched tar-and-gravel roof creating an overhang for the main entrance and rear porch; attached garage on the west wing of house; - construction materials including: poured concrete foundation; nailed frame wooden frame construction with lapped wooden siding and wooden beams; Roman Split-face brick in red brick on the façade; – Modern Ranch-style details such as its: asymmetrical façade; rambling one-story plan; broad and low pitched roofline with generous overhangs with entryway inset centrally under roofline; attached garage to main façade; wide lapped siding; – West-Coast Modern-style details such as its: large full glazed wall on front façade with planter box at foundation; exposed heavy timber exposed beams; large slab chimney with three ceramic chimney pots; and – fenestration such as its: triple assembly window openings on front façade; large fixed wooden-sash windows on the east façade; double-assembly, wooden multi-paned casement window on west side; single assembly, narrow and tall wooden-sash casement windows flanking garage; single and double-assembly multipane wooden sash windows on west façade; fully glazed wall on front façade with fixed wooden-sash windows; original main entrance door with no lights and original hardware with single-light, fluted lights on both sides and a trapezoidal window transom.

4. Additional Information

Municipal Heritage Planner's Mandatory Documentation

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Pechet Residence, built in 1956, is highly valued for its association with prominent Edmonton Jewish family and first and long-time owners, the Pechets **(Person Value).** The Pechet Residence is further valued as its association with the rapid build-out of the Glenora neighbourhood in Edmonton's Post-war settlement period **(Theme Value - Pioneer Farms to First Suburbs).** The Pechet Residence is further significant as a rare example of a Modern-style Rancher with West Coast Modern details in the City of Edmonton **(Theme Value – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	Pre 1970s – breezeway between garage and house infilled Last 5 years – vinyl windows replaced wooden windows on front façade (east side only and rear facade) Last 20 years – Sunroom east of slab chimney filled in and clerestory window added at roof line; pergola to north of sunroom filled in.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the house has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design of the house has remained largely intact. Environment ☒ Yes ☐ No ☐ Not Applicable The residential nature of the area has remained the same. Materials ☒ Yes ☐ No ☐ Not Applicable The materiality of the house is very intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The original workmanship of the house remains clearly expressed. Feeling ☒ Yes ☐ No ☐ Not Applicable The original feeling of the house remains intact. Association ☒ Yes ☐ No ☐ Not Applicable The association is intact.

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Statement of Integrity	The Pechet Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. In general, resource is in excellent condition with its form, scale and massing intact, including the original attached single car garage on the west side of the house. - Foundation: Concrete foundation is in good condition and has been painted. - Cladding: Wide lapped siding is original and has been well maintained; brick cladding is in good condition with no signs of mortar loss or damaged brick. - Windows: front full-wall glazing is original and has been well maintained; triple assembly windows on the east side of the front façade and rear façade have been recently replaced with vinyl windows; windows on the east façade are original and in good condition. - Doors: Front door and sidelights are completely original and in good condition. - Roof: Tar-and-gravel roof appears to be in good condition with eave troughs and downspouts well maintained; a roof pergola on the northeast side of the house with eight open panels was filled in post-1991; fascia and bargeboards have been clad in aluminum. - Chimney: Chimney is in excellent condition with flashing intact and chimney pots in good condition. - Decorative Elements: The exposed beams are in good condition, with no evidence of rot noted. - Additions: The east side of the house was originally a sunroom. This feature has been infilled sometime in the last 20 years, since ownership changed; a pergola existed between the garage and the house – this was filled in and the house extended pre-1970s. - Garage: The double car attached garage is original to the house. The garage doors have been replaced.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Brody Residence		
Address	10414 - 134 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;77;4		
Geographic Position	53.546780	-113.553431	NAD83
Site Area	650.2m²		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Minimal Traditional (Cape Cod Revival)		
Architect	Unknown		
Builder	Ole N. Arntzen		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as a well-preserved and early	**Style/Design/Construction** An intact and well-crafted example of the Cape Cod Revival	

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(see attached worksheets)	example of homes built during Glenora's Post-war boom.	style.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Brody Residence, looking to the west.
Location	10414 - 134 Street NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Front (right) and south (left) elevations of the Brody Residence, looking to the northwest.
Location	10414 - 134 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the vertical wood siding in the front gable peak of the Brody Residence.

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Location	10414 - 134 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the triple assembly window and multi-light storms underneath the front gable of the Brody Residence.
Location	10414 - 134 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	Detail of the northeast corner of the Brody Residence, showing the vertical wood siding in the side gable of the north elevation.
Location	10414 - 134 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	View of the detached double-door garage at the rear of the Brody Residence property, looking to the east.
Location	10414 - 134 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Original front elevation drawing by Ole N. Arntzen. Note the plans called for wood siding *or* stucco, and the home was built with a combination; specified windows, door and louvre are all retained. Drawings also show a hipped roof, though a side gable plan was

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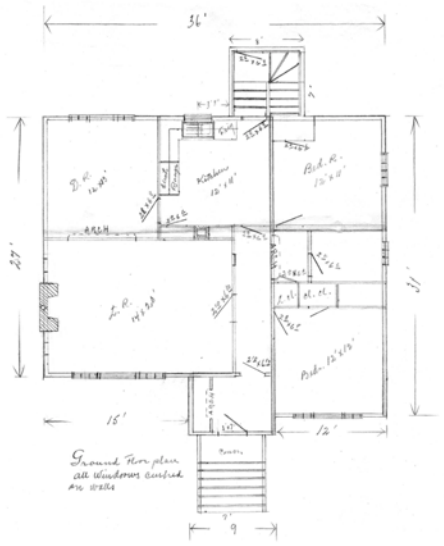
	employed instead.
Location	10414 - 134 Street NW
Copyright	City of Edmonton Archives (MP-1948-470)
Image 8 Description	
Caption	Original main floor plan by Ole N. Arntzen. These original plans show traditional concepts like a separate dining room, although it connects to the living room through an arch; and modern concepts include an extra bedroom.
Location	10414 - 134 Street NW
Copyright	City of Edmonton Archives (MP-1948-470)

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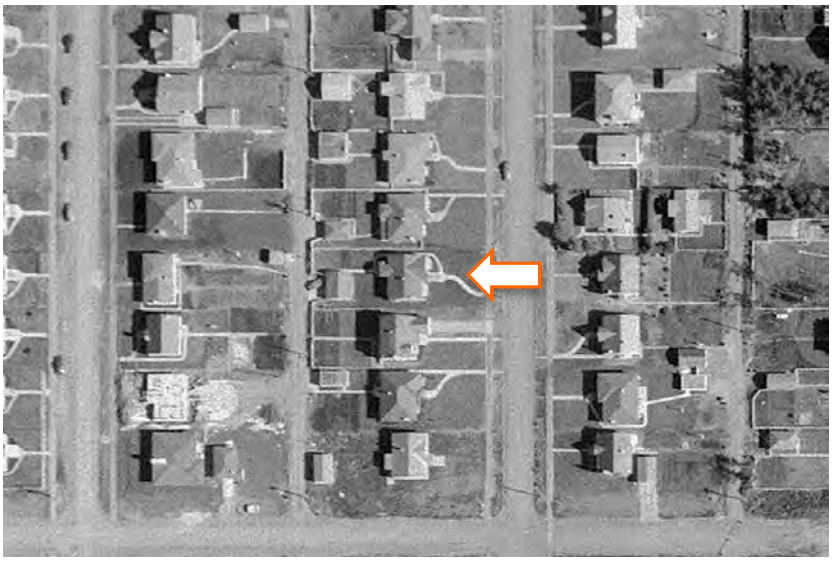
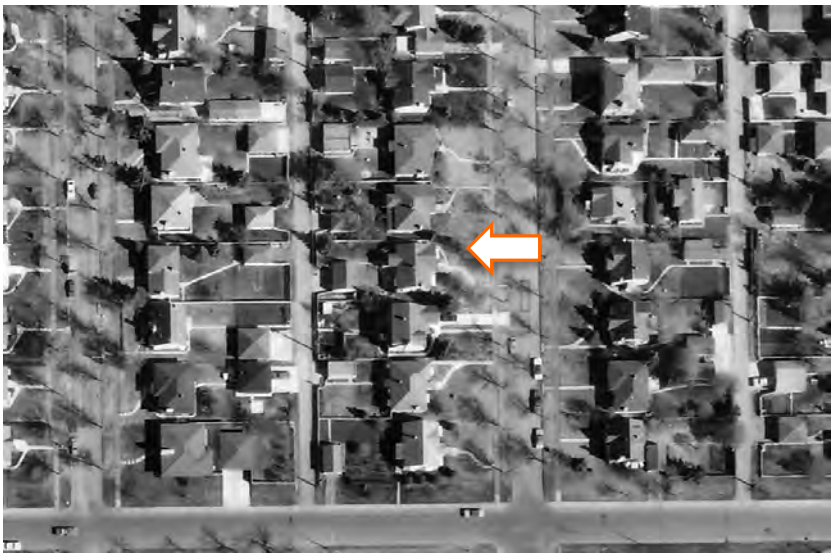
Historic Photo	
Caption	1952 aerial image of the Brody Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Brody Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Brody Residence, built in 1948, possesses heritage value as a highly intact, early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Brody Residence is significant as a well-preserved and well-crafted Glenora example of the Cape Cod style, a popular American version of the Minimal Traditional style, which emerged in the mid-1930s. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No

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	Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Brody Residence is a charming one-storey, Cape Cod Revival Style side-gable house clad in pebble-dash stucco and bevelled-wooden siding. The enclosed front-gable entry porch is nested in a wide offset gable and flanked by large multi-light, multi-assembly windows. The home, built in 1948, is situated on a 650.2 square metre parcel on a residential street with mature landscaping, tall boulevard street trees and many homes of the same period. The residence is located in the northeast part of the inner city residential community of Glenora, one block north of Stony Plain Road, a busy traffic corridor.
Heritage Value	The Brody Residence, built in 1948, possesses heritage value as a highly intact, early example of the quality of homes built during Glenora's Post-war settlement period. It is located in the northeast part of the community, which did not develop until the mid-century economic boom initiated by major oil discoveries near Edmonton, when the area experienced intensive build-out. 1940s houses in this part of Glenora, like the Brody Residence, display more modern, simplified features than the upscale and more traditional homes built in 'Old Glenora', the area south of Stony Plain Road and east of 136 Street which developed in the Pre-war and Inter-war years. The Brody Residence is situated in the 1906 Glenora 'Subdivision of River Lot 2' Plan 3875P developed by Montreal real estate mogul, James Carruthers who had acquired the land the previous year. This early grid-iron subdivision extended north from Stony Plain Road into today's Westmount neighbourhood. Few homes were built there until the acute housing shortage of the late 1940s, created with the return of Second World War veterans and the increased immigration caused by the 1947 Leduc oil boom. Contractor and carpenter Ole (Olie) Nicholl Arntzen (1887-1952) acquired a lot one block north of busy Stony Plain Road in 1948. Arntzen, who built several homes in Glenora, was living just northeast of the community at the time, and later became a resident. In April of that year, he obtained a building permit and constructed a house and garage for a cost of about $10,000. By the end of the year most of northeast Glenora was developed. Although it developed in a later period than Old Glenora, it shares common City Beautiful and Garden City Suburb attributes such as grassy boulevards with mature street trees, ornamental light standards and deeply landscaped setbacks.

	The first residents of the Brody Residence were James Brody (ca1897-1958) and his wife Ruth Louise (nee Kagna,1906-2003). James came to in Edmonton in 1912 and Russian-born Ruth emigrated there with her family in 1922. They married in 1925 and together founded the Brod-Ease Shoe Co. (pronounced Brody's), a wholesale shoe business located in Edmonton's warehouse district where they also lived at the time. They still had their shoe business when they moved to this residence circa1949. The Brody's were part of a movement of Edmonton's Jewish community west from downtown as their population expanded Post-war, many settling in Glenora. Ruth was philanthropic and active within the Jewish community. She operated the lunch programme at the Talmud Torah Elementary, a 1952 Glenora school located two blocks from their home; her father having been one of the founders. They sold their shoe business circa1953 and began buying and renovating warehouse buildings, some within the warehouse district. W. Gordon Smith, a geophysicist with Shell Oil, and his partner Edna became the new occupants and owners in 1955. The home's longest term owners and residents, from 1963 to 1985, were Alfred (Alf) Gordon Bramley-Moore (ca1900-1981) and his wife Ruth (ca1908-1993). Alf was a solicitor for the Credit Foncier Franco Canadien when they moved to the home, and later worked for Cross & Bramley-Moore until his death around 1981. The Brody Residence is further significant as a well-preserved and well-crafted Glenora example of the Cape Cod style, a popular American version of the Minimal Traditional style, which began to gain popularity the mid-1930s. It displays defining features of this style including its: simple one-storey design, orientation with long façade and medium-pitched, side-gabled roof which emphasize a horizontal profile. Other decorative elements of the home which reference the Cape Cod style include its multi-light, multi-assembly windows, its asymmetrical façade with nested gables, scallop detailing in the gable peaks and the 'block-and-brick' patterned stucco work in its recessed front entry alcove with keystone pattern above the arched door. The internal layout had both traditional elements like a separate dining room, although it is connected to the living room through an arch, as well as newer concepts like an extra bedroom and 'Rumpus Room' in the basement.
Character Defining Elements	The key elements that define the heritage character of the Brody Residence include, but are not limited to its:

	– location and orientation on its property and setbacks on all sides; – residential street with treed, grassy boulevard; rear detached garage with laneway access; – landscape elements such as: wide 50′ lot with deep landscaped setbacks with mature shrubs and deciduous and coniferous trees; curved concrete pathway in front; – form, scale and massing as expressed by its: one-storey residential form on a rectangular plan with long façade; medium pitched side-gabled roof; narrowly projecting eaves; front gabled porch with central arched opening and inset front doorway; moulded wooden frieze in the main gables; – nailed frame construction with original pebble-dash stucco cladding and original bevelled-wood horizontal siding with original bevelled-wood vertical siding in the main gables with scalloped lower ends; – Cape Cod Revival style details such as: low, horizontal profile; medium roof pitch; large multi-pane picture window openings; enclosed front-gable entry porch nested in wide offset front gable; scalloped detailing and louvres in main gable peaks; parged foundations in even course block pattern; 'block-and-brick' pattern stucco work in its recessed front entry alcove with keystone pattern above the door; tapered external chimney; – original fenestration features such as: fenestration pattern and openings on front and side façades; triple-assembly wooden-sash multipane casement windows with fixed central pane with multipane wooden storms in front facade; single assembly multipane wooden sash casement windows with multipane wooden storms in side facades; plain wooden lintels, trim and sills; and – additional features such as: internal red brick chimney; stairs to front door.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Brody Residence, built in 1948, possesses heritage value as a highly intact, early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Brody Residence is significant as a well-preserved Glenora example of the Cape Cod style, a popular American version of the Minimal Traditional style, which emerged in the mid-1930s. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact; the home still conforms to its original design plans. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Brody Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The distinctive and very high quality of the workmanship of the building is evident in its current materials, detailing and condition, especially the stucco work. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable With many homes of the same period remaining, the

	association with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Brody Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. As 134 Street has evolved, the Brody Residence has remained one of the few original buildings with good integrity on that street. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact. There have been no major alterations made to the original building, and the home still conforms to its original exterior design; - Foundations: the concrete foundations are structurally intact; parging in good condition where observable. - Cladding: the original stucco cladding is in good condition, as is the original horizontal and vertical wood siding;. - Windows: the home retains all its original window openings, wooden window sashes and trim as well most storm windows, all in good condition; the west-most storm window in the west triple-assembly may be a replacement; some basement window sashes appear to have been replaced with vinyl or vinyl-clad aluminum; localized paint failures on some sills and lower storm window sashes. - Doors: the home retains its original door openings and original internal front door which is in good condition; the external wooden front is original; the observable part of the wooden rear door appears to be original. - Roof: the roof structure is in good condition; the roof cover, asphalt shingles, has many curling shingles. - Roof elements: the moulded wooden frieze show minor wood deterioration on the ends. - Chimneys: rear brick chimney has some mortar failures near the cap; parging in tapered front chimney in good condition where observable (condition unknown in parts obscured by a vine). - Porch: the decorative door surround on the front porch is in very good condition as is the louvre in the gable peak; the original enclosed front porch and front entry steps are in good condition; the railing has been replaced with a wrought iron railing compatible with the period; the moulded wooden frieze show minor wood deterioration on the ends; the shed-roof rear porch is difficult to view but from aerial images the original form has not changed. - Additions: no outbuildings have been added to the site apart from the early garage.

City of Edmonton
Historic Resource
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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Warren Residence		
Address	10422 – 134 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;77;6		
Geographic Position	53.547053	113.553430	NAD83
Site Area	650.147m^2		
Contributing resources	n/a		
Date of Construction	1950		
Architectural Style	Modern Bungalow		
Architect	Unknown		
Builder	Alex Dick		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Association with Glenora's explosive	**Style/Design/Construction** The Warren Residence is also valued as an example of Modern	

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(see attached worksheets)	Post-war settlement period north of Stony Plain Road. **Event/Cultural Practice** **Institution/Person**	Bungalow architecture that incorporates Period Revival design features. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	The front (left) and north (right) elevations of the Warren Residence, looking southwest.
Location	10422 – 134 Street NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of parged foundation and basement window.
Location	10422 – 134 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of stucco cladding and windows on the northern elevation.
Location	10422 – 134 Street NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of large window on front elevation with wooden planter featuring iron decorative element along the sill.
Location	10422 – 134 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of curved stucco soffit in the northeast corner.

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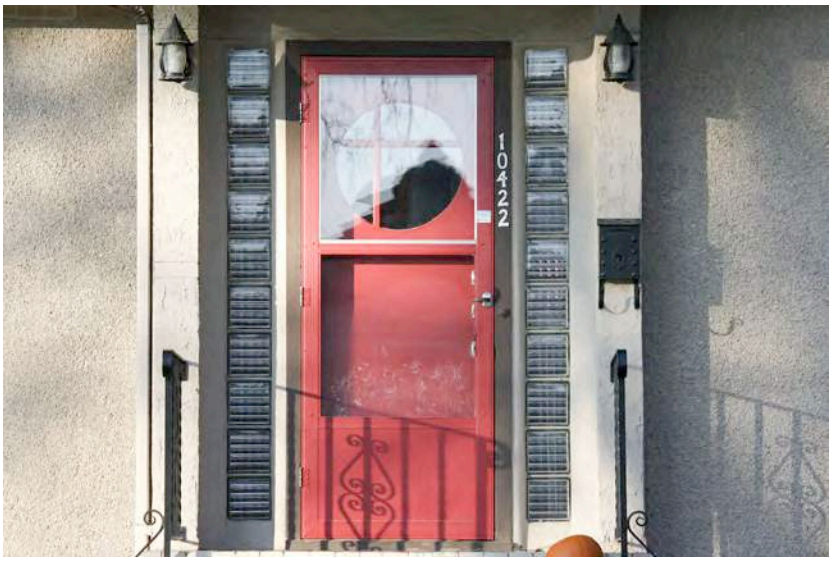
Location	10422 – 134 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of entrance in centre of front elevation. Featuring vertical glass-block sidelights and asymmetrical cross-pattern light in front door.
Location	10422 – 134 Street NW
Copyright	City of Edmonton
Image 7 Description	

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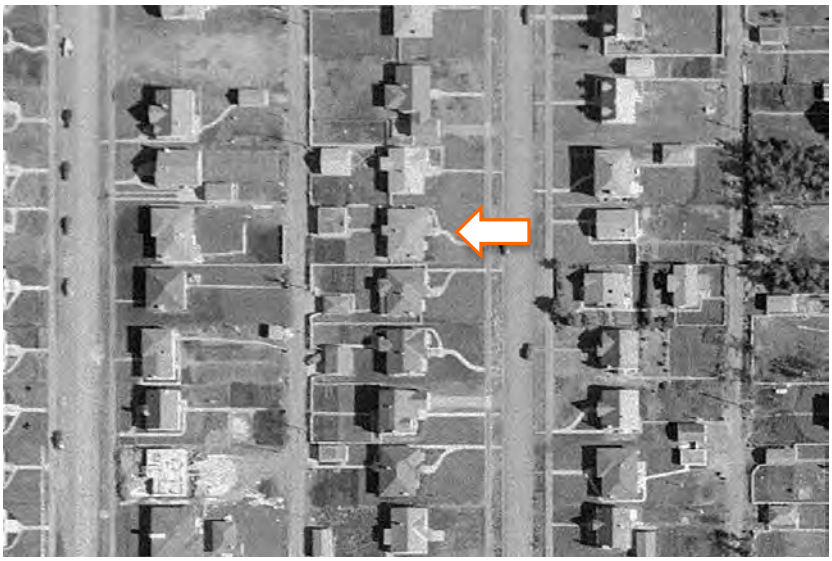
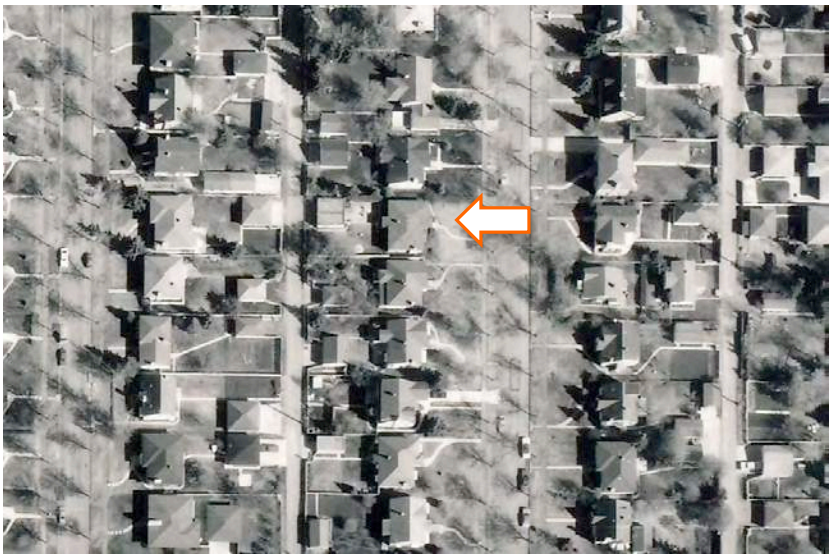
Caption	Detail of chimney, clad in decorative brick
Location	10422 – 134 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	View of detached garage from alleyway, to the west of the residence.
Location	10422 – 134 Street NW
Copyright	City of Edmonton
Historic Photo	

Caption	1952 aerial image of the Warren Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Warren Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1950, the Warren Residence's heritage value resides in its association with Glenora's explosive Post-war settlement period. (**Theme – Pioneer Farms to First Suburbs**) The Warren Residence is also valued as an example of Modern Bungalow architecture that incorporates Period Revival design features. (**Theme – Architecture and Design**)

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Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Warren Residence is situated on 134th Street NW, between 104 Avenue NW and 105 Avenue NW in the Edmonton community of Glenora. The residence is east of Glenora Park and north of Stony Plain Road in a residential neighbourhood. Setback from the street, the lot is fronted by a grassed boulevard with mature trees. The Warren Residence is identifiable through its one-storey massing with stucco cladding and low-pitched hipped roof with curved stucco soffit. Distinguishing front facade elements include two large windows, an enclosed porch with vertical reeded glass block sidelights and a circular, asymmetrical four-pane window in the front door. A detached garage is located to the rear (west) of the residence.
Heritage Value	Built in 1950, the Warren Residence's heritage value resides in its association with Glenora's explosive Post-war settlement period to the north of Stony Plain Road. The portion of Glenora north of Stony Plain Road was surveyed in 1906 by Montreal real estate developer James Carruthers. He later surveyed the southern portion in 1911 with the goal of establishing an upscale neighbourhood inspired by the Garden City Suburb movement, emphasizing garden space, walkability and streetscapes that followed the natural contours of the landscape. The southern portion of the neighbourhood slowly built out with regal homes owned by business professionals and the City's governing elites. The area north of Stony Plain Road would remain undeveloped until the post-WWII era where a population boom in the city created a surging demand for housing. While these newer developments borrowed the large setbacks of "Old Glenora" most homes were smaller and more modest in design, intended for middle-class families entering the housing market. The Warren Residence is a good example of this period of development with its large setback, mature landscaping, and modest single storey massing. With good upkeep and minimal alterations, it serves as an excellent reminder of the Post-war bungalows that kicked off the development of the Glenora neighbourhood's northern half. The first owners of the residence were George and Joyce Warren. They occupied the residence from 1950 to 1964 while George worked as the Manager of the Safety Supply Company. Herman (1905-1969) and Jean (1902-1986) Siemens became the new owners in 1965. Both were active in the Northern Alberta Pioneers and Old Timers Association, where Herman served as president in 1960.

	Herman was the Director of Industrial Health Services for six years until his retirement in 1968 while Jean worked as a school teacher. Following Herman's death in 1969, Jean continued to live in the residence until 1974. After one year of vacancy, the residence passed to James Higham, a programmer at the University of Alberta and his wife, Carol. The Warren Residence is also valued as an excellent example of Modern Bungalow architecture that incorporates Period Revival design features. Alex Dick, a partner in the nearby automobile company, Crescent Motors (14002 Stony Plain Road), built the home after receiving a building permit in July 1947. He built several homes in the area from 1947 to 1949, concentrated along 133 Street. With its original smooth stucco cladding and unique fenestration, the Warren Residence is the most intact example of Dick's original design and materials. Built during the Post-war building boom, it is a good example of Modern Bungalow design with single material cladding, large picture windows, and low-pitched roofline. Modern-style houses could also be built quickly and they spread throughout the 1940s to meet with the increased demand for single family housing. With its blocky massing, smooth stucco wall surface with crisp corners, curved soffits, glass block sidelights, and decorative windows with flower boxes, the Warren Residence incorporates design elements from the earlier Period Revival styles. The smooth surfaces and curved corners of this style presented a streamlined aesthetic that pairs well with the simplicity of the Modern Bungalow style.
Character Defining Elements	The key elements that define the heritage character of the Warren Residence include, but are not limited to its: – location and orientation on its property in a residential setting and large front setback; – residential tree-lined street; back lane access with rear detached garage; – landscape elements such as: large landscaped front setback with manicured lawn; – form, scale, and massing as expressed by its: one-storey height; rectangular plan with long façade; low-pitched hipped roof with hipped roof canopy over front steps; narrow projecting eaves; – construction materials including: parged concrete foundation; nailed-frame construction with stucco cladding; – Modern Bungalow-style elements including: single storey

	massing; low-pitched roofline; large picture windows; single material cladding; concrete stairs to front door with original wrought iron railings; – Period Revival-style design elements including: smooth stucco cladding with crisp corners, boxy massing; curved soffits; reeded glass vertical sidelights; decorative windows with flower boxes; – original fenestration features such as: large wooden-sash picture window with decorative wooden-sash storm; wooden front door with four-pane circular light with asymmetrical cross pattern; reeded glass block sidelights arranged vertically; and – additional features such as: internal blond brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1950, the Warren Residence's heritage value resides in its association with Glenora's explosive Post-war settlement period. (**Theme – Pioneer Farms to First Suburbs**) The Warren Residence is also valued as an example of a Modern Bungalow architecture that incorporates Period Revival design features. (**Theme – Architecture and Design**)
Period of Significance	1950s
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with large yards setback from the curb and mature trees along the boulevard are intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials including the stucco cladding and wooden storm windows. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its preservation of the materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the Warren Residence with Glenora's rapid growth in the Post-war era has not changed.
Statement of Integrity	The Warren Residence maintains all the aspects of integrity

	necessary for it to convey its significance/heritage value. The home's form, scale, and massing are intact. The original materials are retained and they are all in excellent condition. The house has been well maintained and overall is in excellent condition. - Foundation: The foundation parging does not show any signs of cracking or weathering damage. - Cladding: The stucco exterior is likewise in good condition without any signs of cracking or chipping. - Fenestration: The wooden trim around the storm windows does not exhibit any signs of peelings or cracking; none of the glass in the large front windows or vertical glass blocks exhibit any cracks and are original; the door is original but the screen door has been replaced with new. - Roof: There are no signs of roof damage and newer shingles have been added.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Visser Residence		
Address	10526 - 134 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;62;7		
Geographic Position	53.548779	-113.553432	NAD83
Site Area	650.2m²		
Contributing resources	n/a		
Date of Construction	1947		
Architectural Style	Minimal Traditional (Arts and Crafts Revival)		
Architect	Unknown		
Builder	Douglas Visser Construction Co. Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as an intact, early and distinctive	**Style/Design/Construction** Well-preserved example of the Minimal Tradition (Arts and Crafts	

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(see attached worksheets)	example of homes built during Glenora's Post-war Boom. Revival) style. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Work and Leisure ☐ Fur Trade ☐ Spiritual Life ☐ Aboriginal Life ☐ Business and Industry ☐ Resource Development ☐ Law Enforcement ☐ Transportation ☐ Military ☐ Agricultural Development ☐ Education ☒ Urban Development ☐ Sports ☐ Politics and Government ☐ Intellectual Life ☐ Health ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Visser Residence, looking to the west.
Location	10526 - 134 Street NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and north (right) elevations of the Visser Residence, looking to the southwest.
Location	10526 - 134 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the front gable projection of the Visser Residence showing its half-timbering and porthole window.

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Location	10526 - 134 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the northeast corner of the front gable project on the Visser Residence showing the pebble-dash stucco soffits and half timbering.
Location	10526 - 134 Street NW
Copyright	City of Edmonton
Image 5 Description	

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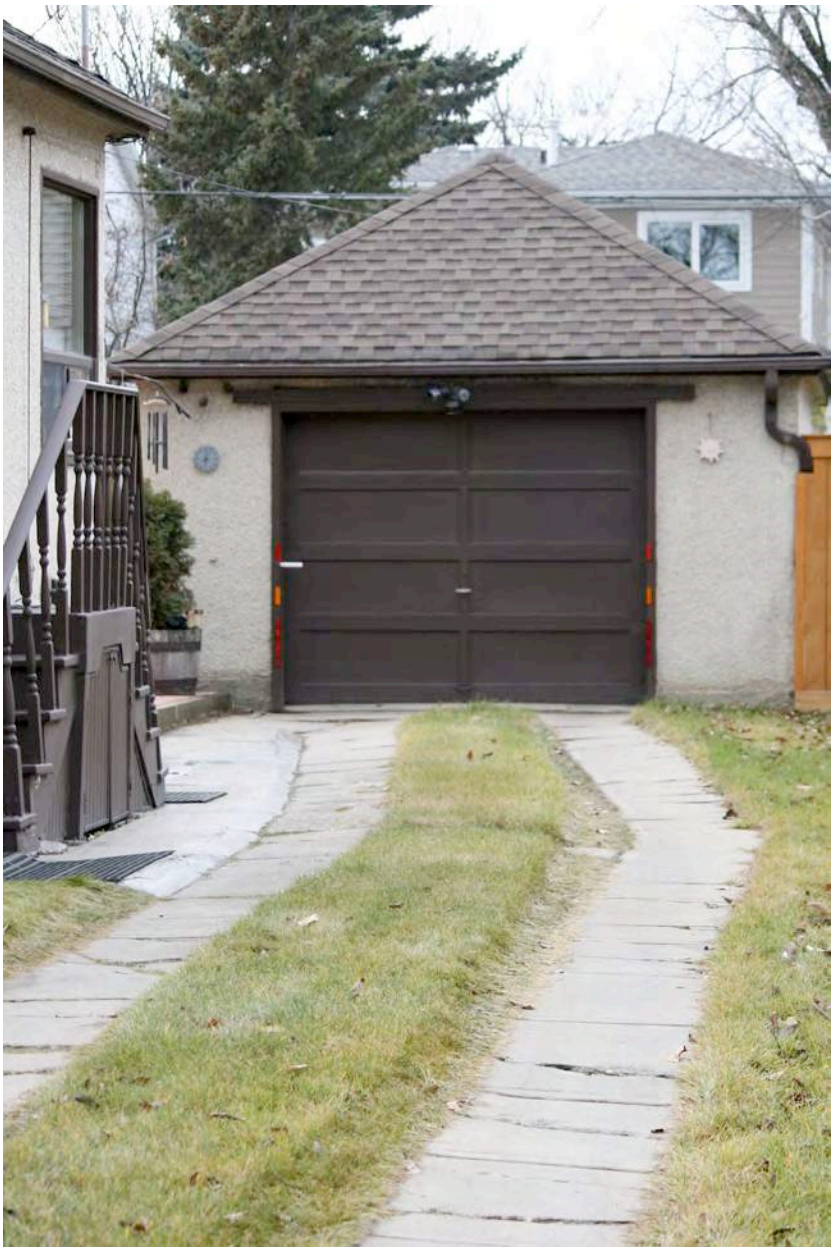
Caption	Detail of the decorative parged foundation of the Visser Residence on the front elevation.
Location	10526 - 134 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the front staircase with open iron balustrade, leading to the main entrance of the Visser Residence.
Location	10526 - 134 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of the main entrance of the Visser Residence.
Location	10526 - 134 Street NW
Copyright	City of Edmonton

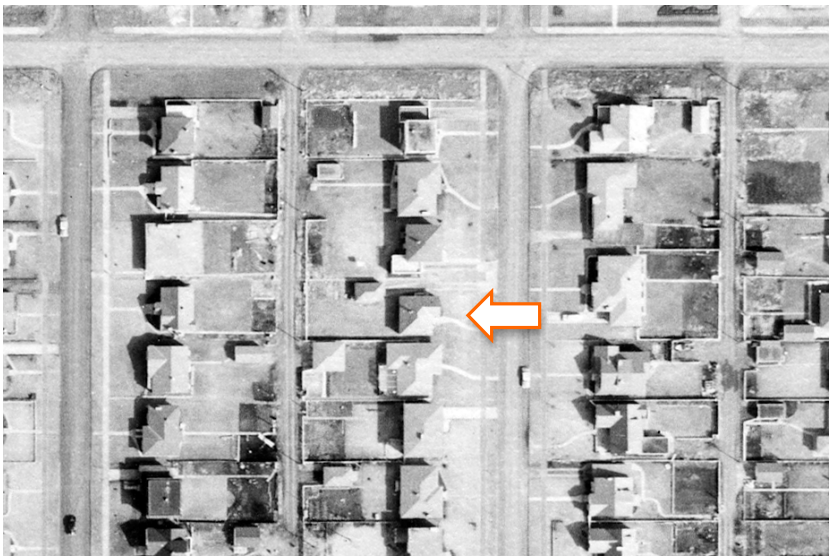
Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	View of the detached singe-door garage located at the rear of the Visser Residence property, looking to the west. Access is achieved from 134 Street, and not the laneway.
Location	10526 - 134 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	View of the rear elevation of the Visser Residence, looking to the east.
Location	10526 - 134 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1948 aerial image of the Visser Residence. The Visser Residence was one of the first dwellings constructed on the block.
Date	1948

Municipal Heritage Planner's Mandatory Documentation

Photographer	Royal Canadian Air Force
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	
Caption	1954 aerial image of the Visser Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	

Caption	1976 aerial image of the Visser Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Visser Residence, built in 1947, possesses heritage value as a highly intact, early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The 1947 Visser Residence is an early, intact and distinctive example of a transitional Minimal Traditional style in the community. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1947 Visser Residence is a modest one-storey, stucco clad Minimal Traditional bungalow with a steeply pitched, hipped roof and picture windows. The main façade features a large projecting, front-gable bay with half timbering in the gable and a distinctive round window. The home is situated on a 650-square metre parcel on a residential street with mature landscaping and tall boulevard street trees. The residence is located in the northeast part of the inner city residential community of Glenora, near the intersection of 107 Avenue and Groat Road, the north and east boundaries of the community.
Heritage Value	The Visser Residence, built in 1947, possesses heritage value as a very intact, early example of the homes built during Glenora's Post-war settlement period. It is located in the northeast part of the community which did not develop until the economic oil boom of the late 1940s, when it built out rapidly The houses in this part of Glenora reflect mid-century modern influences and simplified styles as contrasted with the high-status more traditional homes built in 'Old Glenora', south of Stony Plain Road and east of 136 Street, constructed during the Pre-war and Inter-war periods. The Visser Residence is situated in the 1906 Glenora 'Subdivision of River Lot 2' Plan 3875P. Developed by James Carruthers the year

after he acquired the land, this large grid-iron subdivision extended north from Stony Plain Road into today's Westmount neighbourhood. Few homes had been built during the first half of the 20th century; however, all that changed with acute housing shortages in the city created by returning Second World War veterans and the onset of an economic boom following major oil discoveries near Edmonton in 1947. Thomas Visser acquired a 50' lot on 134 Street two blocks west of Groat Ravine and just south of the Canadian Northern (later Canadian National) Railway tracks which formerly ran along the northern edge of the community. In November 1947, the year of the first major oil find at Leduc, he obtained a building permit to construct the Visser Residence at a cost of about $6,500.

The 1947 Visser Residence is an early, intact and distinctive example of a transitional Minimal Traditional style in the community. This style developed from the drive across North America to quickly and economically address housing shortages with simple, efficient and affordable homes. To achieve this, both scale and ornament were minimized. Defining features of this style displayed by the Visser Residence are its simple form, large plate glass picture windows, corner window groupings and overhanging eaves. The home's unusual hipped-roof variation of the style employs traditional Arts and Crafts Revival elements such as the steep roof pitch, pebble-dash stucco, parged foundations and louver in the gable peak. Especially notable are the round window and half timbering in the wide projecting, front-gabled bay. The house was one of the first homes to be built on the block and had a clear view to the Canadian Northern Railway to the northeast. An early front-access, detached garage, built by 1952 at the rear of the property mirrors the home's roof-line and pebble-dash stucco.

Once their home was built, Thomas Visser and his wife Lydia became its first residents and long-time owners. Thomas' brother, Douglas Visser, who had just recently incorporated his contracting company, Douglas Visser Construction, constructed the residence. When they first moved to the home, Thomas was working as a salesman with L. Winterburn & Son. He later became the proprietor of Tom Visser Real Estate (later Tom Visser Agencies) until the early 1960s when he became an insurance agent for Butler Maveety & Meldrum Ltd. Thomas was a member of the Masonic Lodge, and a life member of the Unity Lodge No. 51 in Edmonton. The couple lived in the Visser Residence for three decades until Thomas retired

	in 1980; he died shortly after in 1982. Although this part of the community developed much later than Old Glenora, its streetscapes share common City Beautiful and Garden City Suburb influences such as attractive light standards, deep landscaped setbacks and boulevard street trees which have become important to the character of north Glenora. The deep landscaped setbacks of the Visser Residence, including the 's'-curved paved pathway to the front entrance, contribute to this character. As 134 Street has evolved in more recent times, the Visser Residence has remained one of relatively few original buildings with integrity.
Character Defining Elements	The key elements that define the heritage character of the Visser Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential street with treed, grassy boulevard; original detached garage in rear with bottle-glass stucco and hipped-roof; original eight-panel wooden garage door with wide wooden lintel; - landscape elements such as: wide 50' lot with deep landscaped setbacks; 's'-curved paved pathway to front entrance; - form, scale and massing as expressed by its: one-storey residential form on a rectangular plan with long façade; steeply-pitched hipped roof; wide projecting, front-gable bay with projecting eaves with stucco soffits and wooden bargeboards; - nailed frame construction with original pebble-dash stucco cladding; - Minimal Tradition style details such as: simple design; large picture windows; windows set on the corners; canvas awnings over windows on front and rear façades; - Arts and Crafts Revival style details such as: steep roof pitch; half-timbering and louvre in the front-gable peak; round window; parging of foundation and front stairs in 'split fieldstone' pattern; parging at base of front landing area in broken course 'cut stone' pattern; - original fenestration features such as: fenestration pattern on front and side façades; single assembly large fixed wooden picture window with plate-glass glazing, set in corner groupings; round wooden sash window at entryway; multi-pane wooden-sash windows with multi-

	pane wooden storms at basement; original internal wooden front door with round light (stained glass deco pattern); plain wooden window trim and sills; and - additional features such as: tall internal red brick chimney; stairs to front door; side door with straight-double steps and railing.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Visser Residence, built in 1947, possesses heritage value as a highly intact, early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Visser Residence is an early, intact and distinctive example of a transitional Minimal Traditional style in the community. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	na
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Visser Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Visser Residence maintains all the aspects of integrity

	necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact. There have been no major alterations made to the original building - Foundations: the concrete foundations are structurally intact; the parging is in good condition. - Cladding: the original stucco cladding is in good condition. - Windows: the home retains all its original window openings and its fixed picture windows, awnings are likely original; a number of the lower sashes in the smaller windows have been replaced with aluminium horizontal sliding sashes; paint on wooden window sashes and trim is in good condition. - Doors: the home retains its original door openings and original internal front door which is in good condition; the external front and side storm doors have been added. - Roof: the roof structure and the roof cover, asphalt shingles, are in good condition. - Roof elements: the stucco soffits and wooden bargeboards are in good condition. - Chimneys: the tall rear brick chimney is in good condition, however there is no chimney cap; a flue insert has been added. - Decorative elements: the louvres, half-timbering in the gable peak, and the round window and the round light in the front door are in good condition. - Porches: the front landing and original front entry steps are in good condition; the railing is either original or has been replaced with a wrought iron railing compatible with the period. - Outbuildings: no outbuildings have been added to the site apart from the early garage; the roof and original door are in good condition and the stucco in quite good condition with some filled cracks on the walls and corner.

City of Edmonton
Historic Resource
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Kallal Duplex		
Address	10620/24 – 136 Street NW		
Neighbourhood	Glenora		
Legal Description	9422124;65A;1A,1B		
Geographic Position	53.550454	-113.556683	NAD83
Site Area	983.633 m^2		
Contributing resources	n/a		
Date of Construction	1954		
Architectural Style	Modern Ranch		
Architect	Unknown		
Builder	Benjamin Kurowski		
Original Use	Semi-detached Residence		
Current Use	Semi-detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as an intact example of Modern Ranch-style design in	

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(see attached worksheets)	continued development of the Glenora neighbourhood in the post-WWII period against the background of new urban planning and design principals	Edmonton's Glenora neighbourhood and unique and well preserved example of duplex.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐	Prehistoric Alberta	☐	Work and Leisure
☐	Fur Trade	☐	Spiritual Life
☐	Aboriginal Life	☐	Business and Industry
☐	Resource Development	☐	Law Enforcement
☐	Transportation	☐	Military
☐	Agricultural Development	☐	Education
☒	Urban Development	☐	Sports
☐	Politics and Government	☐	Intellectual Life
☐	Health	☐	The Face of Alberta

Image 1 Description



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Caption	Front elevation of the Kallal Duplex, looking to the west.
Location	10620/24 – 136 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and north (right) elevations of the Kallal Duplex, looking to the southwest.
Location	10620/24 – 136 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the flat-roof, single car garage (left) for unit 10620, opening onto 106A Avenue, looking to the north.
Location	10620/24 – 136 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of parged foundation window surround with decorative pattern as well as stucco cladding and original single and multi-light storm windows in the basement.

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Location	10620/24 – 136 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of horizontal reeded glass-block strips in the basement.
Location	10620/24 – 136 Street NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of front entrance to unit 10620 showing ornamental wrought-iron handrail with porch support, wooden screen door with multi-light window and quarry tile and concrete steps with cracked parging
Location	10620/24 – 136 Street NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of projecting verges with plain wooden soffit and wooden moulded bargeboard.
Location	10620/24 – 136 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of decorative cinder block barrier and mature tree bordering north alleyway, looking to the south.
Location	10620/24 – 136 Street NW

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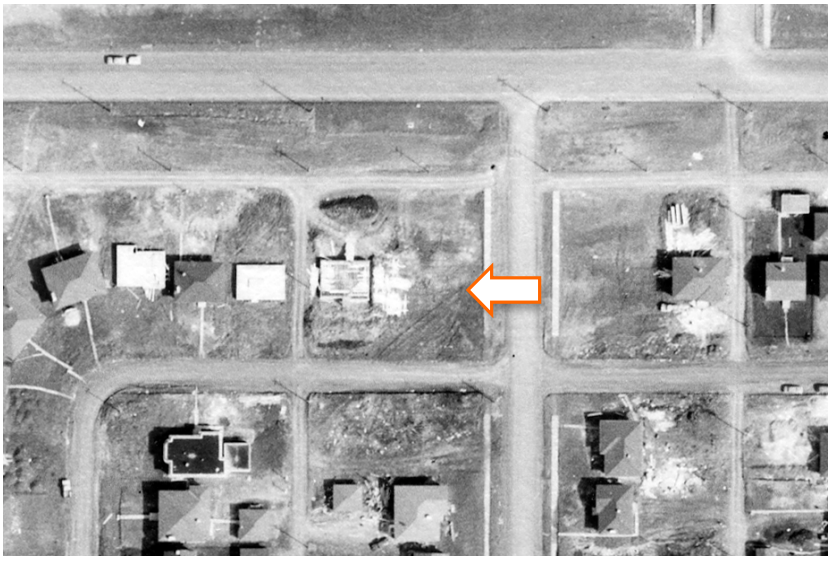
Copyright	Alberta Heritage Survey Program
Historic Photo	
Caption	1954 aerial image of the vacant lot on which the Kallal Duplex would be built later in the same year.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	

Caption	1976 aerial image of the Kallal Duplex.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Kallal Duplex, constructed in 1954, is valued for its association with the continued development of the Glenora neighbourhood in the post-WWII period against the background of new urban planning and design principals. **(Theme Value – Pioneer Farms to First Suburbs)**. The Kallale Duplex is also valued as an intact example of Modern Ranch-style design and a rare example of a duplex in Edmonton's Glenora neighbourhood. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

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Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Kallal Residence is located on a corner lot at 136 Street NW between 106A Avenue NW and 107 Avenue NW in Edmonton's residential neighbourhood of Glenora. The residence is setback from a tree-lined boulevard and features mature trees and a grass lawn. The residence is a one-storey duplex with two symmetrical units arranged along a long, linear profile with a U-shaped footprint and gabled roof. Two single car garages are located along 106A Avenue and an alleyway to the north.
Heritage Value	The Kallal Duplex is signficant for its association with the continued development of the Glenora neighbourhood in the Post-war period against the background of new urban planning and design principals in Edmonton. The portion of the Glenora neighbourhood north of Stony Plain Road was first subdivided in 1906 by Montreal real estate developer, James Carruthers. Prior to the late 1940s, the area remained almost entirely undeveloped. In the Post-war period, a population boom and increased immigration triggered a massive housing shortage in the city, leading to a surge in new homes throughout Glenora. Increased purchasing power spurred automobile sales in the latter half of the 1940s, prompting safety concerns on city streets. The grid pattern of many Edmonton streets allowed vehicles to shortcut through residential neighbourhoods, increasing the potential for accidents. In 1949, the City of Edmonton hired Noel Dant as its first head of the Planning Department where he pursued the new design theory of the neighbourhood unit. In 1952 the portion of Glenora between 106 Avenue and 107 Avenue was replotted according the Gant's design principals, embracing curvilinear street patterns intended to discourage outside traffic and increase walkability. The Kallal Duplex sits on the corner of a curvilinear street with the major arterial 107 Avenue to the immediate north; a narrow alley and strip of trees provide some measure of privacy and security. In the 1952 subdivision, both the east and west corners of 136 Street and 106A Avenue were originally designed out as triangular lots. A subsequent subdivision in August 1953 would reorient the lots into two non-symmetrical rectangular properties, the larger of the two abutting 136 Street. The Kallal Duplex was built by Benjamin (Benny) Kurowski (d 1983) at a cost of $15,000 on the larger of these two lots after obtaining a building permit in May 1954. The back-half lot was developed by the Zeiter Brothers, Erwin

	(1925-2014) and Willi (1930-2002), notable contractors who would go on to develop the now defunct Lake Eden resort to the west of Edmonton. Benny and the Zeiter Brothers constructed several nearly identical duplexes on neighbouring properties in North Glenora along 135 Street at 107 Avenue and 110A Avenue as well as several lots outside the neighbourhood. These developments shared the characteristic of a semi-detached residence on the corner with a narrower lot to the rear. Benny worked as a contractor and builder throughout Edmonton, retiring in the early 1970s, living in a similar semi-detached residence at 11140 116 St NW with his wife, Kay (1918-2015). The first residents who took possession in 1955 were Signe Kallal (1913-1998) in unit 10620 and Thomas Clark in unit 10624. Signe was a teacher at Spruce Avenue School and she would go on to be the longest serving resident until 1973. During this time she transferred through various schools, becoming the Principal of Coronation Public School by 1970. Her first neighbour, Thomas Clark worked as a supervisor with Imperial Oil and lived at the duplex until 1962 when RCMP Inspector Gordon Pritchett and his wife, Evelyn took over the unit. Gordon's career with the RCMP lasted 35 years before he retired with the rank of Assistant Commissioner, Director of Criminal Investigations of Canada. They lived in the duplex for two years. Over the decades, numerous residents would come to occupy the shared property. The Kallal Duplex is also valued as an intact example of Modern Ranch-style design and a rare example of a mid century duplex in Edmonton's Glenora neighbourhood. The Modern Ranch style originated in the mid-1930s in California and its popularity grew in the Post-war period. With its low, linear plan, wide pitched roofline and use of natural materials often integrated into dramatic chimneys and entryways, the style became popular in new subdivisions where larger lots allowed for the construction of wider homes. The Post-war period also saw an increase in manufactured materials, resulting in more uniformity throughout the Modern-style residences. The Kallal Residence features many elements of the Ranch style including its low profile, linear massing, its uniform and symmetrical detailing and its two entry porches tucked into the projecting front gables. Modern-style features of the house include its smooth stucco cladding, prominent picture windows along the front façade, uniform in size, wrought-iron porch supports and decorative parging at the basement and window surrounds. The horizontal reeded

	glass-block strips in the basement, popular in Modern-style houses in Glenora, were also a design element that began to emerge in the 1950s.
Character Defining Elements	**Character Defining Elements** Key elements that define the heritage character of the Kallal Residence include, but are not limited to its: – location on ac corner lot at 136 Street NW between 106A Avenue NW and 107 Avenue NW in the residential neighbourhood of Glenora in Edmonton; – siting on a rectangular lot with deep setback from the curvilinear street; bordered by sidewalk with a tree lined boulevard to the east; access lane to the north side of the property with a narrow strip of trees separating it from 107 Avenue; – landscape features such as: decorative cinder block barrier bordering north alleyway; mature coniferous tree to the rear (west) of unit 10624; – form, scale and massing as expressed by its: semi-detached, symmetrical side-by-side duplex layout; one-story height with basement; U-shaped plan; low-pitched cross-gabled roofline; – wooden-frame construction including: concrete foundation with parging inlaid with decorative pattern; smooth stucco cladding; – Modern Ranch-style elements including: long, linear profile with horizontal orientation; one-storey height; front entrance porches inset into front gable with concrete steps and wrought-iron decorative hand rail and porch support; quarry tiles on porch stairs; projecting eaves and verges with plain wooden boxed eaves and moulded wooden bargeboards; multiple picture window openings along front façade; – original fenestration including: original window openings; triple-assembly wooden-sash 1-over-1 flanking central fixed window with wooden storm windows in the basement; horizontal reeded glass-block strips in the basement; triple-assembly fixed picture window openings along front façade; wooden screen doors with multi-light windows; original wooden door with three narrow lights in north unit; and – additional elements including: two concrete block chimneys (one for each unit) located on west facing slope; two single car garages (one for each unit) with shed roofs facing onto

	alley to the north and 106A Avenue to the south.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Kallal Duplex, constructed in 1954, is valued for its association with the continued development of the Glenora neighbourhood in the post-WWII period against the background of new urban planning and design principals **(Theme Value – Pioneer Farms to First Suburbs)**. The Kallale Duplex is also valued as an intact example of Modern Ranch-style design and as a rare example of a modern duplex in Edmonton's Glenora neighbourhood **(Theme Value – Architecture and Design)**.
Period of Significance	1950s
Chronology of Alterations	Unknown date – replacing first level windows with vinyl windows, Unknown date - affixing wooden fence to decorative cinder block barrier bordering north alleyway
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered. Materials ☒ Yes ☐ No ☐ Not Applicable Several of the windows have been replaced but the new materials are sympathetic to the original design and intent. The other remaining materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in the residence's current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a semi-detached residence.

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Statement of Integrity	The Kallal Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. Overall, the Kallale Residence is in good condition with a strong degree of its original materials intact. The residence's original form, scale and massing are maintained. - Cladding: The parging and stucco exterior are in good condition; there is some heavy cracking along the base of both porches, particularly on unit 10624. - Fenestration: The original basement storm windows are intact and do not exhibit any cracks; the wooden trim is cracked and peeling in some areas; the horizontal glass-block strips are intact but there are several cracks running various blocks; the main level windows have been replaced with vinyl windows, but the original configuration remains the same; the new windows are arranged in a triple assembly, making them sympathetic to the original character; the wooden trim appears to be original, with indentations likely meant for storm windows; both wooden screen doors appear in good condition and the multi-light windows are intact without any damage or cracking; the wooden door on the north unit is original and in excellent condition. - Roof: The roof appears to be in good condition and the wooden soffits and bargeboard appear to be original with minimal signs of weathering on the bargeboards. - Porch: The wrought-iron hand rails and porch supports are also in good condition. - Chimneys: Both chimneys appear in good condition without signs of erosion or weathering. - Garages: Both garages appear in fair condition without any significant modifications. - Landscaping: The cinder block barrier along the north alley is intact; a minor modification includes small wood blocks attached in order to affix a taller wooden fence along the interior side; the mature coniferous tree near the northern property line is leaning towards the alley, potentially in danger of falling into the power lines.

City of Edmonton
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	MacPherson Residence		
Address	10306 - 137 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;95;2		
Geographic Position	53.544916	-113.558478	NAD83
Site Area	650.2m²		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Modern Bungalow		
Architect	Richard C. Legge (designer)		
Builder	Kruger Construction Co. Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as an early example of homes	**Style/Design/Construction** Rare example of a Modern Bungalow with Storybook Revival	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	built during Glenora's Post-war Boom. **Event/Cultural Practice** **Institution/Person**	elements with good integrity in northeast Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the MacPherson Residence, looking to the west.
Location	10306 - 137 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Front (right) and south (left) elevations of the MacPherson Residence, looking to the northwest.
Location	10306 - 137 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Front (left) and north (right) elevations of the McPherson Residence, looking to the southwest.
Location	10306 - 137 Street NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the triple assembly window on the front elevation of the McPherson Residence, to the left of the main entrance.
Location	10306 - 137 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the aluminium-clad chimney located on the rear half of the MacPherson Residence.

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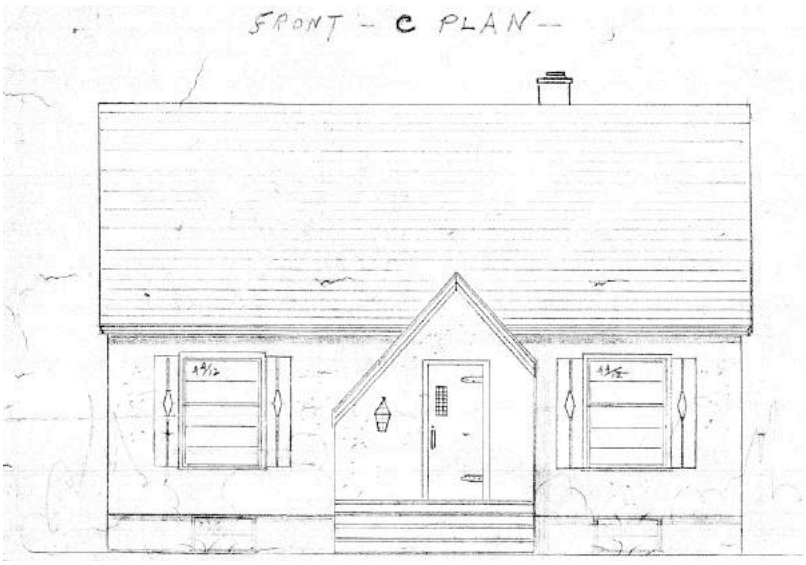
Location	10306 - 137 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Front elevation of façade 'C' with Front Plan 'A' or 'B' from 1948 drawing set by Richard C. Legge. The MacPherson Residence was constructed with triple-assembly windows left of front entry; may have originally had 2-over-3 single-hung window sashes with horizontal-lights.
Location	10306 - 137 Street NW
Copyright	City of Edmonton Archives (MP-1948-200 - 219)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the McPherson Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the McPherson Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The MacPherson Residence, built in 1948, is valued as an early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The MacPherson Residence is valued as a one of the few remaining Modern Bungalow style homes with Storybook Revival elements built by Kruger Construction as part of a 20-home development. Homes such as these, with economical scaling and efficient construction, were critical for addressing Edmonton's severe Post-war housing shortage. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The MacPherson Residence is a one-and-one-half-storey, Modern Bungalow style side-gabled house built in 1948. The stucco façade features an enclosed entry porch with a distinctive 'Storybook' asymmetrical front gable. The home is situated on a 650.2-square metre parcel on a residential street with mature landscaping and boulevard street trees. The residence is located in the northeastern part of the inner city residential community of Glenora, just north of Stony Plain Road and one block south of 104 Avenue and a large community reserve area with junior high school, community centre and Glenora Park.
Heritage Value	The MacPherson Residence, built in 1948, is valued as an early example of the homes built during Glenora's Post-war settlement period. It is located in the northeast part of the community which developed rapidly during the mid-century economic oil boom initiated by major discoveries near Edmonton in 1947. The houses in this part of Glenora feature mid-century modern architectural elements and are of a modest scale compared with the high-status Pre-war and Inter-war homes in the earliest part of the community to develop, 'Old Glenora', south of Stony Plain Road and east of 136 Street. The MacPherson Residence is located in Glenora 'Subdivision of River Lot 2' Plan 3875P registered in 1906 by real estate tycoon James Carruthers who acquired the land the previous year. This large subdivision extended north from Stony Plain Road into today's Westmount neighbourhood, and as with other neighbourhoods at that time, was surveyed in a grid-iron pattern. There was almost no construction here for four decades but by the end of the 1940s there was a severe housing shortage created by veterans returning from the Second World War and by an immigration influx from the oil boom. In 1948, Kruger Construction Co. Ltd. (later Kruger Property Development), a major developer in Glenora, obtained Block 95 and approval to build 20 homes, having completed a similar project for the block to the east in the previous year. Kruger Construction was already one of Glenora's main contractors by 1945. President William Kruger (1897-1980), who operated the firm with his son Vincent, built his own home, the Kruger Residence, in northeast Glenora. The MacPherson Residence, part of the 1948 project, was constructed on a 50' lot on 137 Street at a cost of about $8,000.

The first resident was Clyde Grant MacPherson (ca1907-1969), a chief engineer for Eldorado Mining & Refining, who briefly lived in the home through 1951. From 1952, Stanley Gray, a Department Manager for the Hudson's Bay Company, and his wife Margaret were the home's owners and occupants until 1963 when they moved to Victoria. In 1965, long term resident and owner Elizabeth (Betty) Bower (died 2000) moved to the home with her husband John (ca1919-1969). When John passed away in 1969, his widow continued to live in the home. During that time Betty first worked as a clerk and stenographer and later as a teacher's assistant for the Edmonton Public School Board. She married Russel Steppard around 1977, and the couple continued living in the home through until at least 1987.

The MacPherson Residence is also valued as a one of the few remaining Modern Bungalow-style homes built by Kruger Construction as part of the 20-home development project. Homes such as these, with economical scaling and efficient construction, were critical in addressing Edmonton's severe Post-war housing shortage. To take on this challenge the developer employed common house plans by home designer, Richard C. Legge for all 20 homes to achieve economies of scale; all inspired by the Minimal Traditional and Modern Bungalow styles. Features of the home which are characteristic of the Modern Bungalow style are its simple design, horizontal profile and large picture windows. For stylistic variation, homeowners could choose from four front façade and floor plan designs. The MacPherson Residence followed House Front 'C', a simplified interpretation of the Storybook Revival Style popular in the Inter-war years and popular in Old Glenora. Elements of this style include the home's stucco façade, enclosed front entry porch with asymmetrical front gable, louvres in the side gable peaks and parged foundations.

Although this part of the community developed much later than Old Glenora, there is continuity between the two areas with their shared City Beautiful and Garden City Suburb influences: deep landscaped setbacks, street trees and grassy city boulevards, and decorative light standards. The landscaping and mature trees of the MacPherson Residence contribute to the character of the streetscape.

Character Defining Elements	The key elements that define the heritage character of the MacPherson Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - residential street with treed, grassy boulevard; one block south of school and community centre; rear detached garage; - landscape elements such as: wide 50' lot with deep landscaped setbacks with mature deciduous trees; - form, scale and massing as expressed by its: one-and-one-half storey residential form on a rectangular plan with long façade; medium pitched side-gable roof; narrowly projecting eaves; - nailed frame construction with original stucco cladding; - Modern Bungalow style details such as: horizontal profile; medium roof pitch; large picture windows in front facade; - Storybook style details such as: asymmetrical front gable over the enclosed front entry; louvres in side gable peaks; parging in even course block pattern on foundations and front chimney; moulded wooden bargeboards; narrow decorative wooden 'shutters' on front windows; - original fenestration features such as: fenestration pattern and openings on front and side façades; large triple-assembly and single-assembly fixed picture windows with multiple, horizontal lights; plain wooden trim and sills; and - additional features such as: stairs to front door; tall internal rear chimney; internal front chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The MacPherson Residence, built in 1948, is valued as an early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The MacPherson Residence is valued as a one of the few remaining Modern Bungalow style homes built by Kruger Construction as part of a 20-home development. Homes such as these, with economical scaling and efficient construction, were critical in addressing Edmonton's severe Post-war housing shortage. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact, and mainly conforms to its original construction with slight variation from the design drawings (constructed with triple-assembly windows left of front entry). Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the MacPherson Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century

	settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The MacPherson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact; there have been no major alterations made to the original building. - Foundations: the concrete foundations are structurally intact; parging in good condition where observable. - Cladding: the original stucco cladding is in good condition but has been painted. - Windows: the home retains its original window openings; original wooden window sashes have been replaced with vinyl or vinyl-clad aluminium in the side facades; upper windows retain horizontal-lights appropriate to the period (per original design drawings, may have originally had 2-over-3 hung window sashes with horizontal-lights); paint failures on the sills and lower wood trim; window on north side of residence filled in with shutters. - Doors: the home retains its original front door opening; the front door and surrounding trim have been replaced with non-period appropriate elements. - Roof: the roof structure is in good condition; the roof cover, asphalt shingles, has curled shingles, mainly on the rear; - Chimneys: the tall rear chimney has been clad in metal and a flue inserted; the front parged chimney is in good condition. - Decorative elements: paint failing on the original wooden louvres, the narrow shutter shutters are non-functional and are original and are a similar size to what is specified on the home's original design drawings; there are paint failures on the wooden bargeboards. - Entryway: the shallow stucco enclosed entry to the front vestibule is in good condition; wooden front entry stairs, landing and railings are replacements. - Outbuilding: no outbuildings have been added to the site apart from the garage which was constructed after 1954, before 1976.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Foster Residence		
Address	10314 - 137 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;95;4		
Geographic Position	53.545190	-113.558478	NAD83
Site Area	650.2m²		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Minimal Traditional (Cape Cod Revival)		
Architect	Richard C. Legge (designer)		
Builder	Kruger Construction Co. Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as an early and intact example of	**Style/Design/Construction** Well-preserved example of the Minimal Traditional (Cape Cod	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	homes built during Glenora's Post-war Boom. **Event/Cultural Practice** **Institution/Person**	Revival) style. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption	Front elevation of the Foster Residence, looking to the west. One storey saltbox roof portion on the left was an addition built sometime prior to 1976.
Location	10306 - 137 Street NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and north (right) elevations of the Foster Residence, looking to the southwest.
Location	10306 - 137 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the gable peak on the north elevation of the Foster Residence.

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Location	10306 - 137 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the multi-light storm on the front elevation of the Foster Residence, to the right of the main entrance.
Location	10306 - 137 Street NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	Detail of multi-light windows and storms on the front and south elevations of the Foster Residence.
Location	10306 - 137 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the parged foundation and exterior chimney located on the front elevation of the Foster Residence.
Location	10306 - 137 Street NW
Copyright	City of Edmonton

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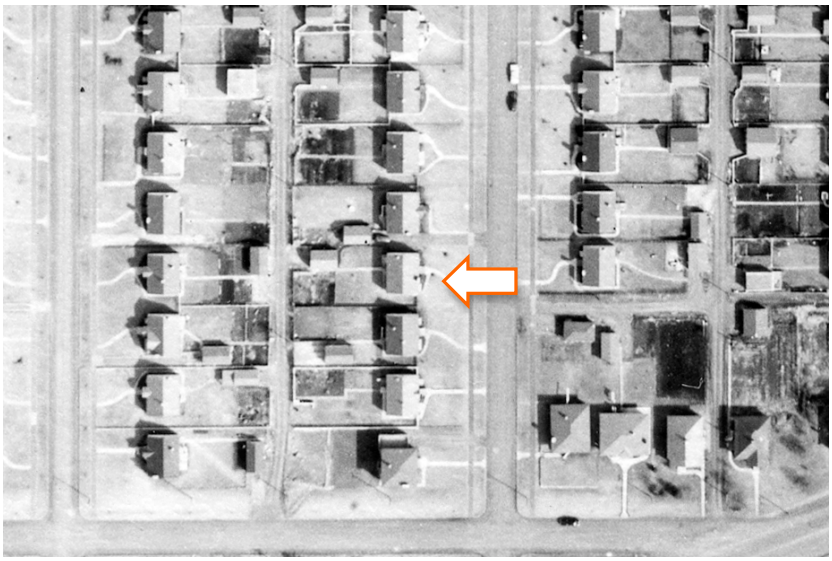
Historic Photo	
Caption	1952 aerial image of the McPherson Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the McPherson Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Foster Residence, built in 1948, is significant as an intact, early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Foster Residence is valued as a well-preserved example of the Minimal Traditional style in the community. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Foster Residence is a modest one-and-one-half-storey, side-gable bungalow built in 1948 with a circa 1960s one-storey extension to the south. The house is clad in wide bevelled wooden siding and features large multipane windows and a tapered external chimney beside the entry porch. The home is situated on a 650.2-square metre parcel on a residential street with mature landscaping and boulevard street trees. The residence is located in the northeastern part of the inner city residential community of Glenora, just north of Stony Plain Road and one block south of 104 Avenue and a large community reserve area with a junior high school, community centre and Glenora Park.
Heritage Value	The Foster Residence, built in 1948, is significant as an intact, early example of the homes built during Glenora's Post-war settlement period. It is located in the northeast part of the community, which did not develop until Edmonton's mid-century economic oil boom, after which it built out at an explosive pace. Houses in northeast Glenora, like the Foster Residence, reflect the period when they were built with simple, more modern detailing and smaller scale than the high-status homes of 'Old Glenora', the area south of Stony Plain Road and east of 136 Street, which developed in Pre-war and Inter-war periods. The Foster Residence is situated in the 1906 Glenora 'Subdivision of River Lot 2' Plan 3875P, a large subdivision extending north from Stony Plain Road into today's Westmount neighbourhood, developed by James Carruthers. It was surveyed in the grid-iron pattern typically employed in that era. For the first four decades, little building took place in this area of the neibhourhood. However, that changed with acute housing shortages from returning Second World War veterans as well as an immigration influx from the oil boom. In 1948m Kruger Construction Co. Ltd., an important Glenora developer, obtained Block 95 of Plan 3875P and approval to build 20 homes with four house plan variations designed by Richard C. Legge. The Foster Residence, part of this project, was to follow House Plan 'C' and was constructed on a 50' lot on 137 Street at a cost of about $8,000. Common plans reduced the home costs, but still allowed for variations. Homeowners could choose from four front façades. The floor plans demonstrated modern efficiencies such as the absence of the formal dining room, and instead a bright, relatively spacious 11'-6" x 20'-6" front living

	room. The smaller scale homes could accommodate a large family with an 11' x 13' lower bedroom, two 'future' 12' x 13'-6" upper bedrooms, and an 8' x 10' multi-use recreation room. The Foster Residence is further valued as one of the few well-preserved examples of the Minimal Traditional style in the community. It displays defining features of the style: its simplicity, orientation with long façade and medium roof pitch which emphasize a horizontal profile, and large picture windows. The home's style also employs simplified elements of the Cape Cod Period Revival style popular in earlier decades. Such elements include its parged, tapered chimney on the front façade, multi-pane windows and louvres in the gable peaks. Although this part of the community developed in a different period than Old Glenora, the streetscapes of the two parts of the neighbourhood share common City Beautiful and Garden City Suburb trends such as decorative light standards, deep landscaped setbacks, street trees and boulevards. With its mature landscaping and trees, the Foster Residence contributes to the streetscape. The first owners and residents of the Foster Residence were William S. Foster and his wife Bertha from 1949 until 1953. During the time they lived in the home William worked as a vocational advisor for the Chicago Vocational Training Corporation, located in the former Glenora Garage, across Groat Road from Glenora. The trades school addressed the training needs for the Post-war surge in new technologies such as automotive and electrical engines, and welding. Longer term resident owners were William McClellan (1896-1987) and his partner Lena (nee Parney, 1899-1969) from 1957 to 1970. Born in Belfast, Ireland, William moved to Alberta in 1907, obtained his pharmacy degree from the University of Alberta in 1919 and was still a pharmacist when the couple moved to the home. Both were active with the McDougall United Church. Nurmi and Marjorie Simm owned the home from 1971 through to at least 1987. Nurmi had fled the Soviet occupation of Estonia with his family in 1944. While the couple lived in the home he first worked as a manager with the Edmonton Public School Board, and later as a computer operator. Nurmi served as President of the Edmonton Estonian Society in 1978 and from 1985-1987.
Character Defining Elements	The key elements that define the heritage character of the Foster Residence include, but are not limited to its:

	– location and orientation on its property and setbacks on all sides; – residential street with treed, grassy boulevard; one block south of school and community centre; rear detached garage; - landscape elements such as: wide 50' lot with deep landscaped setbacks with mature shrubs, deciduous and coniferous trees; – form, scale and massing as expressed by its: one-and-one-half-storey residential form on a rectangular plan with long façade; medium pitched side-gable roof; narrowly projecting eaves; moulded wooden bargeboards; ca1960s one-storey extension to the south; – nailed frame construction with original wide-bevelled horizontal wooden siding; – Minimal Traditional style details such as: low, horizontal profile; medium roof pitch; wide horizontal siding; large window openings; – Cape Cod Revival style details such as: tapered external chimney parged in even course block pattern; multi-pane windows grouped in the corner; louvres in side gable peaks; parged foundations in even course block pattern; – original fenestration features such as: fenestration pattern and openings on front and side façades; double assembly multi-pane fixed and casement wooden-sash windows with exterior multi-light wooden storm windows; single assembly 6-over-6 wooden sash windows in side facades; plain wooden trim and sills; drip moulds; and – additional features such as: stairs to front door with railings.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Foster Residence, built in 1948, is significant as an intact, early example of the homes built during Glenora's Post-war settlement period. **(Theme Value – Pioneer Farms to First Suburbs)** The Foster Residence is valued as a well-preserved example of the Minimal Traditional style in the community. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	ca1960s - one-storey extension to the south post 1976 - high one-storey rear (west) addition
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Foster Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Foster Residence maintains all the aspects of integrity

	necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact; - Foundations: the concrete foundations are structurally intact; parging in good condition where observable. - Cladding: the original wide horizontal bevelled-wood siding is in good condition. - Windows: the home retains its original window openings, wooden window sashes and trim as well most wooden storm windows, generally in good condition with cracked glazing in one light and faint specs of paint on others; paint failures on the storm window sashes; storm window in the side gable replaced with aluminium. - Doors: the home retains its original front door opening; the front door and surrounding trim have been replaced with non-period elements; the glazing in the sidelight is modern, and since the Kruger designs located do not specify sidelights, it may be an addition. - Roof: the roof structure is in good condition; the roof cover, asphalt shingles, is new and in excellent condition. - Decorative elements: the painted wooden bargeboards are in good condition; paint on the original wooden louvres is in good condition. - Chimneys: the parging on the wide front, tapered chimney is in good condition. - Front stairs and landing: there is minor chipping and some shifting in the original concrete stairs and the wrought iron railings appear original and are in good condition. - Additions: post 1976 a high one-storey rear addition (west and not visible from the street) has been constructed with more modern fenestration; a ca1960's south extension has been added to the original building, with a design and elements in keeping with the original and careful attention to fenestration. - Outbuildings: no outbuildings have been added to the site apart from the early garage.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Pike Residence		
Address	10502 – 137 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;65;1		
Geographic Position	53.547957	113.558479	NAD83
Site Area	650.11 m^2		
Contributing resources	n/a		
Date of Construction	1949		
Architectural Style	Modern Bungalow		
Architect	Unknown		
Builder	Kruger Construction Co. Ltd.		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with	**Style/Design/Construction** Valued as a representation of the Modern Bungalow, a style that	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	notable Edmonton contractor William Kruger who built many homes in the Glenora neighbourhood during a period of strong economic growth that followed the Second World War. **Event/Cultural Practice** **Institution/Person** emerged in the Post-war period. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation of the Pike Residence, looking to the west.
Location	10502 – 137 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	West (left) and south (right) elevations of the Pike Residence, looking to the northeast.
Location	10502 – 137 Street NW
Copyright	City of Edmonton

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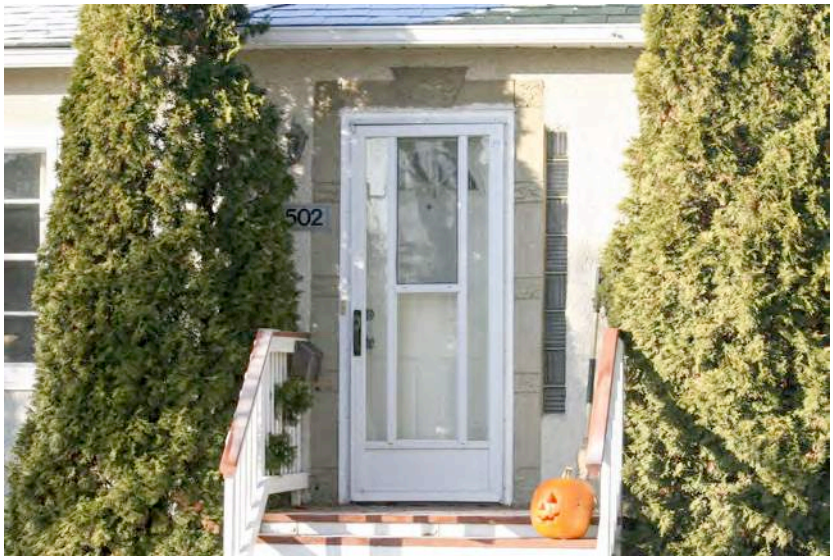
Image 3 Description	
Caption	Detached garage located to the rear (west) of the Pike Residence, opening on to 105 Avenue.
Location	10502 – 137 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the front entrance to the Pike Residence. Note the vertical glass-block strip and the non-structural stucco detailing around the front door.

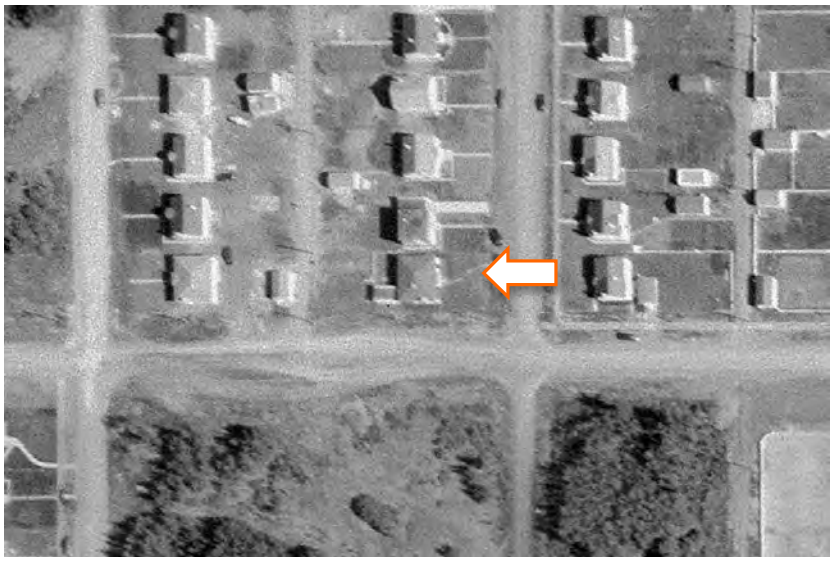
Municipal Heritage Planner's Mandatory Documentation

Location	10502 – 137 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the pressed parging on the foundation and stucco cladding on the east elevation.
Location	10502 – 137 Street NW
Copyright	City of Edmonton
Image 6 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the multi-light storm window with wooden trim on the front elevation of the Pike Residence.
Location	10502 – 137 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of roof, taken from south elevation. Note the off-centred internal brick chimney and projecting eaves with aluminum soffits.
Location	10502 – 137 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of exposed chimney along south elevation. Note the combination of stucco and parged cladding as well as the vertical glass-block strips bordering the chimney.
Location	10502 – 137 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Pike Residence.
Date	1952

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Pike Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Pike Residence, constructed in 1949, is valued for its association with notable Edmonton contractor William Kruger who built many homes in the Glenora neighbourhood during a period of strong economic growth that followed the Second World War. **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Pike Residence is also valued as a representation of the Modern Bungalow, a style that emerged in the Post-war period. **(Theme Value – Architecture and Design)**.

Municipal Heritage Planner's Mandatory Documentation

Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Pike Residence is situated on the corner of 137 Street NW and 105 Avenue NW with an east facing orientation. Westminster Junior High School and the Glenora Community League grounds are located immediately to the south across 105 Avenue. The Pike Residence is identifiable by its large setback from the street and by its single storey massing with hipped roof and rectangular long facade. Distinguishing elements include a prominent tapered chimney, stucco cladding as well as original multi-light picture windows. The front elevation includes a projecting porch with a parged door surround and a vertical glass-block strip to one side. A detached garage is located to the rear (west) of the building, opening onto 105 Avenue.
Heritage Value	The Pike Residence, constructed in 1949, is valued for its association with notable Edmonton contractor William Kruger, who built many homes in the Glenora neighbourhood during a period of strong economic growth that followed the Second World War. With his parents and siblings, William Kruger (1897-1980) immigrated to Canada from Poland around 1889 during a time of great political and social upheaval. William worked on his family's farm south of Stony Plain before marrying his first wife, Emilia. In May 1918, he was drafted into the Canadian Expeditionary Force through the Military Services Act. After the war he and Emilia relocated to Edmonton around 1920 where their first daughter Pearl was born in 1921. After two brief years in Illinois they returned to Edmonton in the mid 1920s where William began working as a building contractor throughout the city. The Great Depression crushed the optimism and growth of the 1920s but following the Second World War, Edmonton's economic fortunes began to shift once again. The Leduc oil strike of 1947 and increased immigration as well as the influx of returning military personnel led to a surge in demand for single family homes in Edmonton. Recognizing the real estate potential, Kruger expanded his building contracting business to include property development, establishing Kruger Construction (later Kruger Property Development) in the late 1940s. The area of Glenora north of Stony Plain Road had been surveyed in 1906 by real estate mogul, James Carruthers, but it was not until the Post-war period that sustained and rapid residential development began. In 1949, William Kruger obtained building permits for 16 of the 20 lots in Block 66, including the Pike residence. Between 1950 and1954, Kruger developed 24 lots in Glenora making him one of

	the most prolific Mid-century developers in the neighbourhood. The first residents, Horace (Cy) and Dorothy Pike took possession of the home in 1950. Horace (d 1977) worked in auto sales and was a member of the local Freemason Lodge and Shriners fraternity. In June 1951, he and his business partner Alexander Dick took over the nearby Crescent Motors at 14002 Stony Plain Road. Dorothy (1922-2008) had worked as a secretary with the United States Army as well as a model in New York and Montreal before she married Horace in 1947. She lived in Edmonton until her death, having a long career in the real estate industry. In 1953, the residence passed to insurance agent Earl Lyons (1902-1990) and his wife Laura (1905-1993). After three years, the home was sold to Sidney and Mary Simmonds. Sydney (1897-1994) emigrated from England aboard the Empress of Ireland, arriving in Canada on April 24, 1914. Mary (1905-1969) came from Edinburg, Scotland before marrying Sydney in Winnipeg on June 3, 1925. By 1956 when they took possession of the residence, Sydney was the Branch Manager with Continental Life Insurance and he retired in the early 1960s. After Mary's death in November 1969, Sydney continued to occupy the residence. The Pike Residence is also valued as a representation of the Modern Bungalow, a Modern style that emerged in the Post-war period. Catering to the emerging middle class, the Modern Bungalow maximized the use of available floor space with its simple, rectangular design. Modern design features of the Pike Residence include the home's low, horizontal profile, low-pitch roof and vertical glass-block strips in the east and south facing elevations. The detailed stucco door surround around the front door was part of an aesthetic trend that began in 1940s. With the explosion of bungalows built from a limited number of house plans, these details helped to distinguish and individualize a home. The portion of Glenora south of Stony Plain Road was laid out in 1911 by Montreal real estate developer, James Carruthers. He envisioned a neighbourhood influenced by the Garden City Suburb movement, emphasizing garden space, walkability and streetscapes that followed the natural contours of the landscape. While the northern part of the community developed decades later, it retains the decorative lighting and deep setback lots of Carruther's Garden City Suburb vision, contributing to the character of the Glenora neighbourhood.

Character Defining Elements	The key elements that define the heritage character of the Pike Residence include, but are not limited to its: – location and orientation of the property on a corner lot at the intersection of 137 Street and 105 Avenue; – siting on residential street with tree lined boulevard and decorative lighting; back lane access with detached garage opening onto 105 Avenue; – landscape elements such as: large front setback with manicured lawn; – form, scale, and massing as expressed by its: one-storey height with basement; rectangular plan with long façade; low-pitched hipped roof with projecting enclosed entrance centred on front elevation; narrow projecting eaves; – construction materials including: nailed-frame construction with stucco cladding; stamped parging at foundation, front door surround and chimney; – Modern Bungalow details such as: functional, simple design; small scale; low-pitched roofline; large picture windows in the front façade; use of parging as detailing; prominent tapered chimney on side façade; – original fenestration features such as: triple assembly 1-over-1 single-hung windows with central fixed wooden-sash windows with exterior wooden storms with horizontal muntins; single and double assembly wooden-sash 1-over-1 single-hung windows with exterior wooden storms with horizontal muntins multi-light storm windows with wooden trim; vertical glass-block strips at front entrance and bordering chimney on south elevation; and – additional features such as: internal brick chimney off-centre of roof ridge.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Pike Residence, constructed in 1949, is valued for its association with notable Edmonton contractor William Kruger who built many homes in the Glenora neighbourhood during a period of strong economic growth that followed the Second World War. **(Theme Value – Pioneer Farms to First Suburbs)**. The Pike Residence is also valued as a representation of the modern bungalow, a style that emerged in the post-war period. **(Theme Value – Architecture and Design)**.
Period of Significance	1950s
Chronology of Alterations	Unknown date: aluminium soffits installed, front door replaced, front steps replaced, garage door replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered. Materials ☒ Yes ☐ No ☐ Not Applicable The original materials have not been significantly altered. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in the residence's current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a residence.
Statement of Integrity	The Pike Residence maintains all the aspects of integrity necessary for it to convey its significance and heritage value. Overall, the Pike Residence is in excellent condition with a strong degree of its original material intact. The residence's original

	form, scale, and massing are maintained. - Roof: There are no signs of sinking or irregularities in the roof line. - Cladding: The parged foundation and stucco exterior are in good condition; although there is some cracking in the parging on the western elevation. - Windows: The windows and glass are in good condition, there are no signs of cracked glass in either the storm windows or vertical glass-blocks; the windows are all original apart from one window in the rear façade that has been replaced; the wooden trim around the storm windows appears to be in good condition with the exception of the two rear windows where there are signs of weathering and paint stripping. - Doors: The front door has been replaced with a new aluminium door and an aluminium screen door has been added. - Decorative Elements: The decorative stucco around the door surround at the front entrance is in good condition and the original detailing is preserved. - Porch Stairs: The wooden front steps leading up to the entrance is newer. - Chimneys: Both the internal and external chimneys appear in good condition. There appears to be some mortar loss between a few of the bricks of the internal chimney. - Garage; The detached garage is in good condition; at some point, a new garage door was added.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Lawson Residence		
Address	10611 - 137 Street NW		
Neighbourhood	Glenora		
Legal Description	4677HW;64A;8		
Geographic Position	53.549814	-113.557533	NAD83
Site Area	681.674m^2		
Contributing resources	n/a		
Date of Construction	1953		
Architectural Style	Dutch Colonial Revival		
Architect	Unknown		
Builder	William J.C. Warren		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued as representative of a period of sustained	**Style/Design/Construction** Valued as a highly intact, well designed and late manifestation of a Dutch Colonial Revival style	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	economic growth from the burgeoning oil industry in the 1950s against the backdrop of new urban planning and design principals. Valued for its direct ties to Edmonton's growth of the oil and gas industry in the Post-war period.	in Glenora
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	The front (right) and north (left) elevations of the Lawson Residence, looking southeast.
Location	10611 - 137 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Detail of the external brick chimney on the south elevation.
Location	10611 - 137 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of covered entrance in centre of front elevation. Featuring decorative pilasters and brackets, flanked on both sides by windows featuring their original six-light storms.
Location	10611 - 137 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of wooden shutter on the upper storey of the front elevation.
Location	10611 - 137 Street NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the fascia, exposed soffits, and returned eaves along the south elevation.
Location	10611 - 137 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of layered dormers along the rear (east) of the residence.

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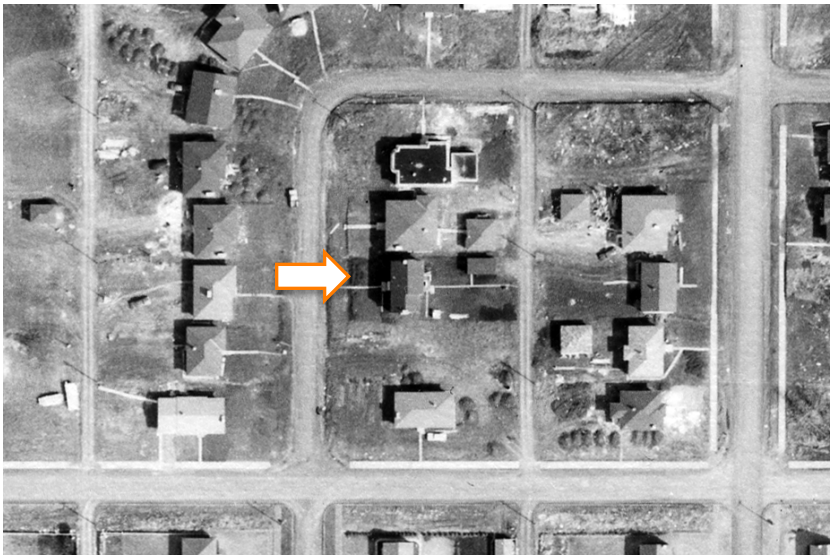
Location	10611 - 137 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of detached garage, to the rear (east) of the residence.
Location	10611 - 137 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1954 aerial image of the Lawson Residence.

Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Lawson Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Lawson Residence is valued for representing a period of sustained economic growth from the burgeoning oil industry in the 1950s against the backdrop of new urban planning and design principals. **(Theme Value – The Carruthers Caveat and the Garden City Suburb)** The Lawson Residence is further valued for its direct ties to the oil industry boom in Edmonton in the 1950s with several of the long-term residents working in upper management in the oil industry.

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	(Theme Value – Trade and Commerce) The Lawson Residence is also valued as a highly intact, well-designed and late manifestation of a Dutch Colonial Revival style in Glenora. (**Theme – Architecture and Design**)
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton	

Municipal Heritage Planner's Mandatory Documentation

Historical Board	

3. Statement of Significance

Description of Historic Place	The Lawson Residence is situated on 137th Street NW, between 106th Avenue NW and 106A Avenue NW in the Edmonton community of Glenora. The residence is north of Glenora Park in a residential neighbourhood distinguished by its curvilinear road pattern. The Lawson Residence features the Dutch Colonial Revival style and is identifiable by its large setback from the street and by its two-storey massing and long facade with wide lapped siding and steeply-pitched gambrel roof. Distinguishing elements include a full width dormer on the front facade (west) and two layered dormers at the rear (east). Decorative shutters border both first and second storey windows. The front elevation includes a centred, recessed entrance with projecting eaves that form a canopy over the front porch. A prominent enclosed brick chimney is centred in the north elevation.
Heritage Value	The Lawson Residence is valued for representing a period of sustained economic growth from the burgeoning oil industry in the 1950s against the backdrop of new urban planning and design principals. The portion of the Glenora neighbourhood north of Stony Plain Road was first subdivided in 1906 by Montreal real estate developer, James Carruthers. Prior to the 1950s, the area remained almost entirely undeveloped. In the Post-war period, a population boom and increased immigration triggered a massive housing shortage in the city, leading to a surge in new homes throughout Glenora. Increased purchasing power spurred automobile sales in the latter half of the 1940s, prompting safety concerns on city streets. The grid pattern of many Edmonton streets allowed vehicles to shortcut through residential neighbourhoods, increasing the potential for accidents. In 1949, the City of Edmonton hired Noel Dant as its first head of the Planning Department where he pursued the new design theory of the neighbourhood unit. In 1953, the area between 106 and 107 Avenues was replotted according to Dant's principals, embracing curvilinear street patterns intended to discourage outside traffic and increase walkability. The Lawson Residence was built during this intensive period of development which witnessed the entire section of the neighbourhood built out in just a few years. The house is situated on a curvilinear street that shields the neighbourhood from the traffic along the major arterial road of 107th avenue. The Lawson Residence is further valued for its direct ties to the oil

industry boom in Edmonton in the 1950s with several of the long-term residents working in upper management in the oil industry. The discovery of crude oil at Leduc No. 1 in February 1947 created new business opportunities for Alberta and with it, the emergence of new managerial professionals with greater financial means. The residents' positions within their respective oil companies afforded them the opportunity to purchase a larger home in one of Edmonton's most exclusive neighbourhoods, highlighting the industry's impact on Alberta's economy. Unlike many of the other homes built in the neighbourhood during the Post-war period, the Lawson Residence is distinguished by its relative large size more typically associated with the older properties of "Old Glenora", south of Stony Plain Road.

The Lawson Residence was built by W.J.C. Warren (1917-2004) after obtaining a building permit in April 1953. Warren owned the residence for one year in 1954. In 1955 the residence passed to Richard and Margaret Lawson. Richard "Snap" Lawson was the head Land Man with Canadian Superior Oil, a subsidiary of Superior Oil Company. His tenure was notable as he was the first locally hired Land Man for the company before rising up to become Vice-President of Land in 1956. In 1959 the residence was sold to Frederick Kidd (1921-1997), Exploration Manager for Shell Oil and his wife, Margaret. Frederick would go on to represent the provincial riding of Banff as a member of the Progressive Conservative caucus from 1975-1979. The residence was sold to Russel (1928-1993) and Jean Coglon in 1966. A potter and weaver, Jean was a founding member of the Arts and Crafts Society of Alberta in 1972. Russel was a physician associated with the Baker Clinic in downtown Edmonton and later, Royal Alex Place on 111th Avenue.

The Lawson Residence is also valued as a highly intact, well-designed and late manifestation of a Dutch Colonial Revival style in Glenora. Colonists from the Netherlands imported the original Dutch Colonial style in the early 1600s to the eastern United States. Beginning in the 1920s in Alberta, Colonial styles had returned to prominence through a revival movement that dominated housing styles until the 1940s. This house represents a markedly late expression of this style. The gambrel roofs and symmetrical facades are characteristic of Dutch Colonial Revival homes like the Lawson Residence. The side gambrel featured in the Lawson Residence became the predominant form of Dutch Colonial Revival homes

	throughout the 1920s to 1940s. Other design elements include the centred entrance with its overhanging porch and decorative columns as well as the adjacent pairing of the windows throughout the facade. The prominent enclosed blond brick chimney is a common feature of more Modern-style houses.
Character Defining Elements	The key elements that define the heritage character of the Lawson Residence include, but are not limited to its: – location on the east side of 137 Street between 106 and 106A Avenue NW in the Edmonton neighbourhood of Glenora; – deep setback from the road, property abutting a sidewalk; – form, scale, and massing as expressed by its: two storey height; long rectangular facade; side gambrel roof with cornice return with full width dormer on the front (west) elevation and two layered dormers along the back (east) elevation; open soffits; canopy over centred entrance on front elevation; – wooden frame construction including: concrete foundation; original wide lapped wooden siding; – Dutch Colonial Revival-style details such as: minimal detailing; gambrel roof form with full width shed roof dormer; symmetrical fenestration; wooden shutters; recessed central entryway with engaged wooden pilasters and decorative brackets; – original fenestration elements such as: original window openings; two small, six light wooden-sash storm windows flanking front porch; and – additional elements such as: interior blond brick chimney centred in north elevation; prominent blond brick exterior chimney centred in south elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… Built in 1953, The Lawson Residence is valued for representing a period of sustained economic growth from the burgeoning oil industry in the 1950s against the backdrop of new urban planning and design principals. **(Theme Value – The Carruthers Caveat and the Garden City Suburb)** The Lawson Residence is further valued for its direct ties to the oil industry boom in Edmonton in the 1950s with several of the long-term residents working in upper management in the oil industry. **(Theme Value – Trade and Commerce)** The Lawson Residence is also valued as a highly intact, well designed and late manifestation of a Dutch Colonial Revival style in Glenora. (**Theme – Architecture and Design**)
Period of Significance	1950s
Chronology of Alterations	Unknown – original windows replaced with vinyl windows Unknown – front door replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence remains in its original location. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has remained the same. Environment ☒ Yes ☐ No ☐ Not Applicable The environment of the residence has remained the same, including the curvilinear street pattern and residential character of the neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable Aside from the new vinyl windows and front door, the original materials of the residence are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The workmanship is evident on the building. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence retains its historical aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The residence retains its historical association with the

	residential neighbourhood of Glenora.
Statement of Integrity	The Lawson Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The home's form, scale, and massing are intact. The house has been well maintained and overall is in excellent condition. Many of original materials are retained and they are all in excellent condition. - Foundation: The low exterior cladding makes it difficult to assess the current condition of the foundation, however there are no signs of sinking and the residence appears level. - Cladding: The wooden lapped siding exterior is likewise in good condition without any signs of cracking or chipping. - Fenestration: With the exception of two small storm windows bordering the front entryway, all windows were replaced with vinyl windows at some point in the past – the original window openings are intact. The original wooden shutters bordering each window remain intact and do not show any signs of damage of weathering. - Roof: There are no signs of roof damage and newer shingles have been added. - Chimneys: Both chimneys appear in good condition without any mortar erosion or damage to the bricks.

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Scott Residence		
Address	13720 Stony Plain Road NW		
Neighbourhood	Glenora		
Legal Description	3866BA;104;2,3		
Geographic Position	53.544382	-133.558673	NAD83
Site Area	401.56m^2		
Contributing resources	n/a		
Date of Construction	Circa 1916		
Architectural Style	Arts and Crafts		
Architect	Unknown		
Builder	Unknown		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** One of the earliest houses constructed	**Style/Design/Construction** Early expression of an elegant Arts and Crafts style home in	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	along, Stony Plain Road a significant transportation route into downtown Edmonton. Glenora. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Work and Leisure ☐ Fur Trade ☐ Spiritual Life ☐ Aboriginal Life ☐ Business and Industry ☐ Resource Development ☐ Law Enforcement ☐ Transportation ☐ Military ☐ Agricultural Development ☐ Education ☒ Urban Development ☐ Sports ☐ Politics and Government ☐ Intellectual Life ☐ Health ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Scott Residence, looking to the north.

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Location	13720 Stony Plain Road NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and east (right) elevations of the Scott Residence, looking to the northwest.
Location	13720 Stony Plain Road NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	View of the west elevation of the Scott Residence, looking to the northeast.
Location	13720 Stony Plain Road NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the detached, single-door garage located near the rear of the property of the Scott Residence, looking to the southwest.
Location	13720 Stony Plain Road NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	View of the rear elevation of the Scott Residence, looking to the southwest.
Location	13720 Stony Plain Road NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of a wood triangular bracket located in a gable peak of the Scott Residence.
Location	13720 Stony Plain Road NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of two windows on the east elevation of the Scott Residence, one with its original wood storm, and the other infilled with glass blocks.
Location	13720 Stony Plain Road NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the east elevation of the enclosed porch on the front of the

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	Scott Residence, showing its original wood windows and transom.
Location	13720 Stony Plain Road NW
Copyright	City of Edmonton
Historic Photo	
Caption	1924 aerial image of the Scott Residence.
Date	1924
Photographer	Department of National Defence (RCAF)
Copyright	Spatial and Numeric Data Services, University of Calgary

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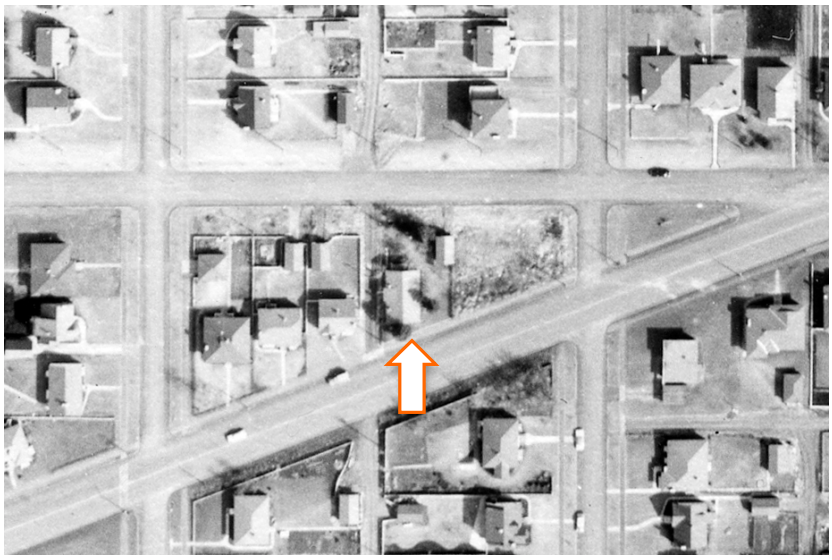
Historic Photo	
Caption	1954 aerial image of the Scott Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Scott Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Scott Residence, constructed circa 1916, is significant as one of the earliest residences constructed along Stony Plain Road, a significant transportation corridor into downtown Edmonton from the west, and as a physical expression of the expansion of Glenora beyond its initial settlement area. **(Theme Value – Pioneer Farms to First Suburbs)** The Scott Residence is valued as an early representation of a modest, well detailed Arts and Crafts-style residence in Glenora. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☒ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1910s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Scott Residence is situated nearly mid-block on a trapezoidal block in the Edmonton community of Glenora. Facing Stony Plain Road NW between 137 and 138 Streets NW, the Arts and Crafts-style house is setback from the road with mature trees and landscaped yard. The one-storey residence with front-gabled roof is identifiable by its: central entry steps providing access to an enclosed front porch; lapped siding; projecting eaves; triangle brackets; and pointed bargeboards.
Heritage Value	The Scott Residence, constructed circa 1916, is significant as one of the earliest residences constructed along Stony Plain Road, a significant transportation corridor into downtown Edmonton from the west, and as a physical expression of the expansion of Glenora beyond its initial settlement area in the southeastern area of the neighbourhood. Harvey Armitage and Harrison Smith acquired Block 104 from the 1906 Glenora Neighbourhood subdivision plan by real estate tycoon, James Carruthers, on which the Scott Residence is located in 1914, with the intention of redeveloping the land. That same year they subdivided the original three lots into six and changed their orientation from being parallel to Stony Plain Road to fronting the road, increasing the lots' visibility and desirability. Stony Plain Road served as the primary means to access downtown Edmonton from the west and was the most important route to transport goods to Edmonton for farmers from the Stony Plain District in the early 20th century, thus making adjacent lots ideal for development. Following the subdivision, Harry Ley of Hollister, California, purchased Lot 3 and erected the extant house circa 1916. At the time the residence was built, it was almost entirely undeveloped. Hey did not occupy the residence, but rented out the house using it as an investment property. The first listed occupant was Alexander Peden Turner (1882-1969). Turner, with his wife Winifred Jane nee Gold (1892-1985) and daughter Margaret, lived in the extant residence from 1916 to 1919, at which time they moved to Valhalla. Edmonton barrister, Dr. Walter Scott was the first owner-occupant of the extant residence. Born in Aughnacloy, County Tyrone, Ireland, in 1870, Scott immigrated to Canada with his family in 1919. He purchased the house from Harry Hey in 1920, and owned the residence until 1931. Scott served as legislative counsel to the provincial government and developed curriculum for student under the Law Society of Alberta before retiring and moving to England in 1930.

	The Scott Residence is also valued as an early representation of a modest, well detailed Arts and Crafts-style residence in Glenora. Emerging in England in the 19th century, the Arts and Crafts movement evolved in response to the increased industrialization of extraction and manufacturing industries. The establishment of large factories within cities displaced lower economic groups, while in turn reducing the necessary workforce due to the mechanization of industries. Mass production of goods resulted in the loss of skilled craftsmen and a reduction in decorative arts. Proponents of the movement advocated a return to highly crafted goods, functional design and ornamentation, and the integration of buildings with their surroundings. Arts and Crafts-style houses reflect these tenants through their functional floor plans with highly crafted details, minimal ornamentation, and use of a variety of natural materials in their construction. The Scott Residence's one-storey height, use of wooden cladding and stucco, minimal exterior decoration expressed through triangular brackets, cornerboards, watertable, pointed bargeboards, a front porch under the main roof, and an abundance of windows connecting the indoor space with the outside and permitting light to flood the interior of the residence – are all hallmarks of this architectural style. Overall, the residence is an elegant expression of Arts and Crafts architecture.
Character Defining Elements	Key elements that define the heritage character of the Scott Residence include, but are not limited to its: – location roughly mid-block on Stony Plain Road NW with a laneway at the rear of the lot in the Edmonton neighbourhood of Glenora; – siting on a trapezoid shaped lot setback from Stony Plain Road; – form, scale, and massing as expressed by its: one-storey height with basement; rectangular plan; front-gabled roof; small shed roof over front windows; partial width front porch with single stucco pier supporting large square column; – wooden-frame construction including: parged foundation; lapped wooden siding; wooden shingles in gable peak; – Arts and Crafts-style elements including: multiple fenestration openings; variety of exterior cladding materials; projecting eaves and verges; cornerboards; cornice boards; pointed bargeboards; wooden louvre in gable; triangular brackets in verges; enclosed porch with closed balustrade

	under main roof; – original fenestration such as: triple assembly window openings with transom; triple assembly multi-light wooden-sash casement windows with multi-light wooden-sash transom on porch; fixed multi-light wooden-sash transom above triple assembly window; fixed wooden-sash window with wooden storm window; 9-over-1 single-hung wooden-sash window with screen; multi-light wooden-sash windows at basement; and – additional elements including: external concrete block chimney clad in stucco below eaves with tin cap extending; one-storey front-gabled single car garage with wooden lapped siding, wooden shingles in gable, cornerboards, cornice board, fixed multi-light wooden-sash windows.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	April 12, 2016

Municipal Heritage Planner's Mandatory Documentation

Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Scott Residence, constructed circa 1916, is significant as one of the earliest residences constructed along Stony Plain Road, a significant transportation corridor into downtown Edmonton from the west, and as a physical expression of the expansion of Glenora beyond its initial settlement area. **(Theme Value – Pioneer Farms to First Suburbs)** The Scott Residence is valued as an early representation of a modest, well detailed Arts and Crafts-style residence in Glenora. **(Theme Value – Architecture and Design)**
Period of Significance	1910s
Chronology of Alterations	Unknown date - porch enclosed - window sashes replaced with aluminium or glass block - porch door replaced - front steps and balustrade replaced - soffits enclosed - bargeboards clad in siding - metal awnings installed over some windows - chimney parged - one-storey shed roof enclosed deck on rear - one-storey front-gabled garage added
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been relocated. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence can still be read. Environment ☒ Yes ☐ No ☐ Not Applicable The house retains its residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains most of its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence projects its historic time of construction.

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	Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Scott Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Form, scale, and massing intact and the building is in relatively good condition with good integrity. - Foundation: Parging on the foundation is in good condition with few cracks or missing portions noted. - Cladding: Lapped wooden siding of exterior and gables is in good condition; no missing or damaged pieces. Cladding on walls is stained slightly; wooden cladding in gable, narrower than first floor cladding, is in good condition. - Roof: Asphalt shingle roof possesses no split, missing, or curled shingles. - Decorative Elements: Wooden pointed bargeboards have been clad in metal siding and the soffits have also been enclosed, likely when roof was last replaced; paint failure present on watertable, cornerboards, and window trim and sills to varying degrees throughout. - Fenestration: The majority of the original wooden-sash windows have been replaced with aluminium sashes or filled in with glass block; the size of the openings has been maintained. - Chimney: Chimney is in good condition no indications of leaning or cracks identified; tin cap is corroded. - Porch: Front porch enclosed likely after house was built; front porch has retained some of the wooden-sash casement windows from when first filled in; however, those on the porch's south façade have been replaced; front steps and balustrade have been replaced and extant wooden steps show evidence of paint loss. - Additions: One-storey shed roof enclosed deck added to rear of residence; roof, cladding, windows all in good condition. Paint failure present. - Garage: Garage in very good condition with strong integrity; garage door opening has been resized and new garage door installed.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Talmud Torah		
Address	13212 - 106 Avenue NW		
Neighbourhood	Glenora		
Legal Description	4677HW;60A;A		
Geographic Position	53.549970	-113.550558	NAD83
Site Area	9,467.74		
Contributing resources	n/a		
Date of Construction	1953 (Original Building) 1957 (Eastern Extension) 1963 (North Addition & Gymnasium)		
Architectural Style	International Style		
Architect	Fred H. MacDonald (Original Building) Cohos-Delesalle & Polansky (North Addition & Gymnasium)		
Builder	Dominion Construction (Original Building)		
Original Use	Hebrew School		
Current Use	Private School		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Development of the city's second purpose-built Jewish school. Represents	**Style/Design/Construction** Valued for its high quality and unique Modern design	

Municipal Heritage Planner's Mandatory Documentation

	movement of Jewish population west from downtown and settlement in Glenora neighbourhood **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☐ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☒ Education ☐ Sports ☒ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of Talmud Torah, looking to the northeast.
Location	13212 - 106 Avenue NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Arrow indicates the approximate location of where the original 1953 Talmud Torah school (left) ended, and where the 1957 eastern expansion (right) was constructed.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the southeast corner of Talmud Torah, showing the front (left) and east (right) elevations, looking to the northwest. The 1957 addition is the

	portion of the building from the mid ground to the foreground.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the eastern elevation of the 1957 addition to Talmud Torah, looking to the northwest.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	View of the rear elevation of 1953/1957 Talmud Torah School (left), with the 1963 north addition visible in the background to the right. Looking to the southwest.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	View of the rear elevation of the 1963 addition and gymnasium of the Talmud Torah, looking to the west.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	View of the rear elevation of 1953/1957 Talmud Torah School (background), with the 1963 north addition on the right. Looking to the south.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	View of the west (right) and north (left) elevations of the gymnasium, constructed in 1963. Looking to the southeast.
Location	13212 - 106 Avenue NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	View of the 1963 one-storey addition, constructed between the gymnasium (left) and 1953 original school (right) to provide accommodations, such as locker rooms and storage, to serve the gymnasium. Looking to the east.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 10 Description	
Caption	View of the west elevation (right) of the original 1953 Talmud Torah school, looking to the southeast.

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Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the original main entrance to Talmud Torah, located on the front elevation of the 1953 school at the southwest corner.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton

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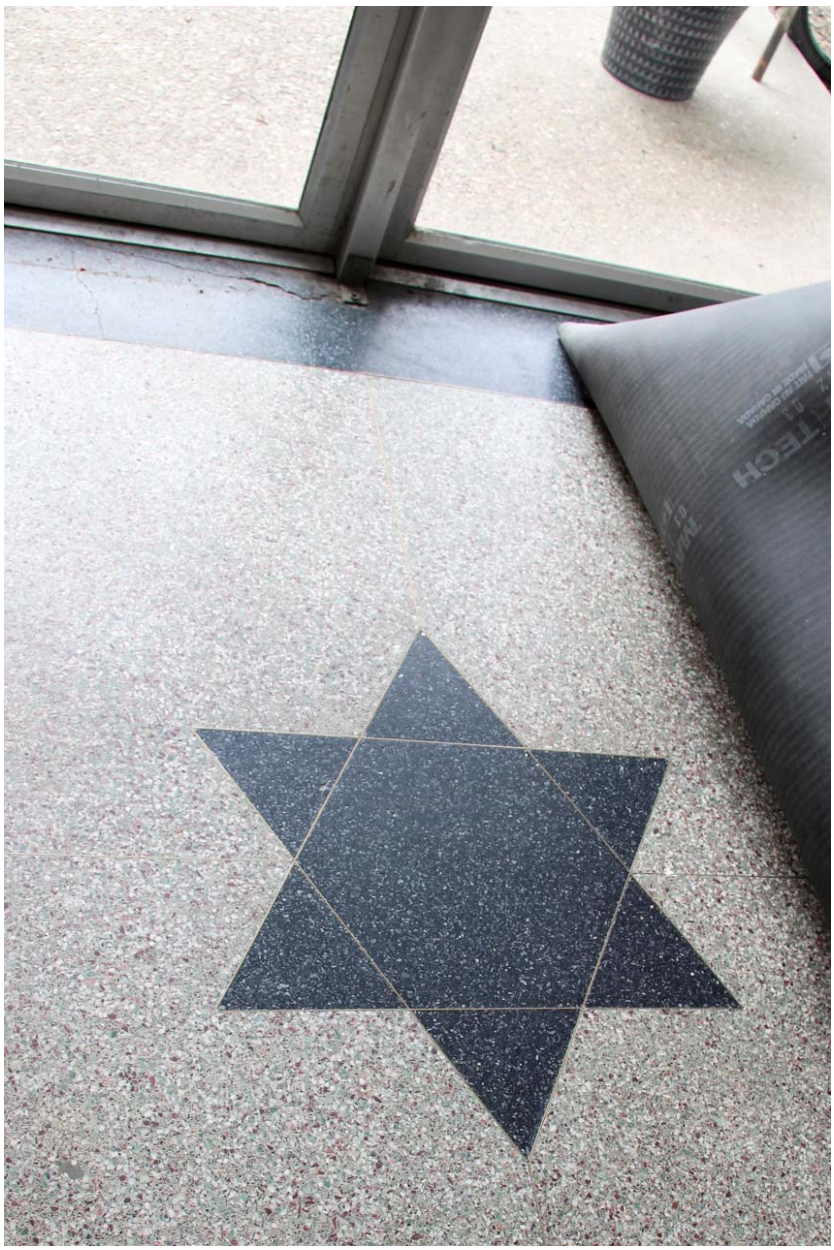
Image 12 Description	
Caption	The Star of David embedded within a terrazzo floor in the main entrance of the 1953 Talmud Torah school.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton

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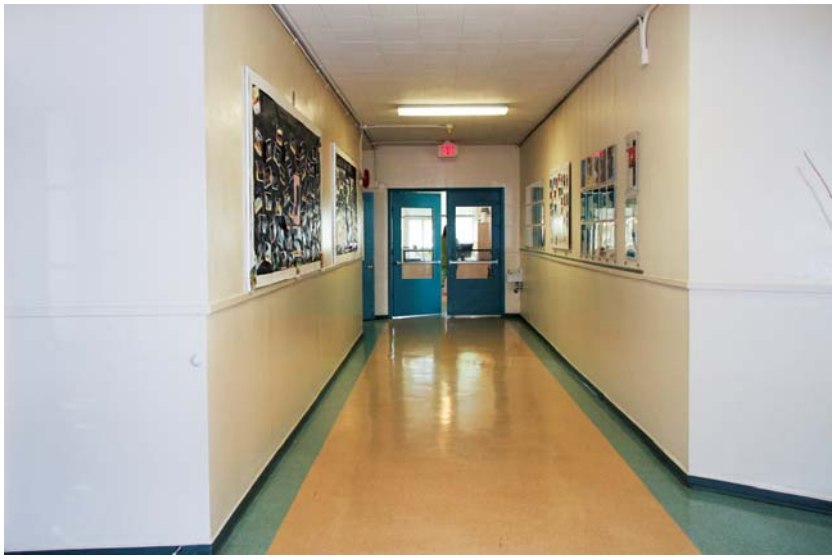
Image 13 Description	
Caption	View of the second-storey hallway in the original 1953 Talmud Torah school.
Location	13212 - 106 Avenue NW
Copyright	City of Edmonton
Image 14 Description	
Caption	View of the stage in the basement of the original 1953 Talmud Torah school. Now converted into a library, this room served as the original gymnasium for the school.
Location	13212 - 106 Avenue NW

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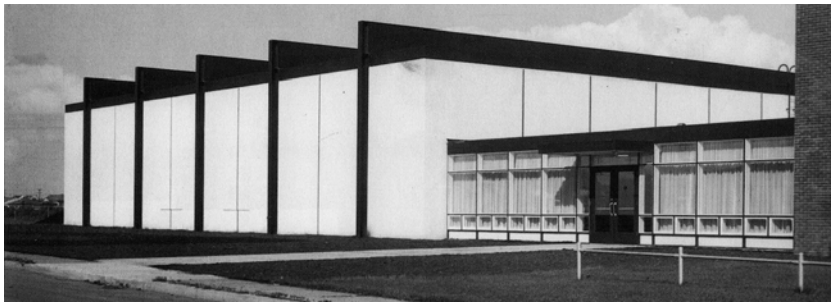
Copyright	City of Edmonton
Historic Photo	
Caption	View of the front elevation of Talmud Torah. The eastern extension had already been constructed by the time this photo was taken.
Date	Unknown
Photographer	Unknown
Copyright	JAHSENA
Historic Photo	
Caption	View of the 1963 addition constructed onto the rear of the original 1953 Talmud Torah, providing expanded recreational activities for the students.
Date	Unknown
Photographer	Unknown
Copyright	JAHSENA

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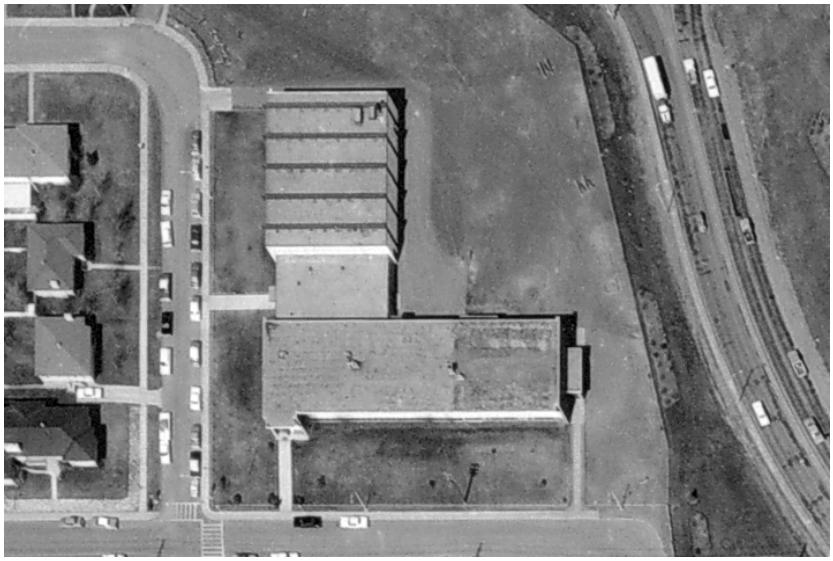
Historic Photo	
Caption	Students during Passover celebrations in the basement gymnasium of the 1953 Talmud Torah school.
Date	Unknown
Photographer	Unknown
Copyright	EPSB Archives and Museum (P95.78.372)
Historic Photo	
Caption	A teacher and her students at Talmud Torah in Glenora.

Date	Unknown
Photographer	Unknown
Copyright	EPSB Archives and Museum (P95.78.467)
Historic Photo	
Caption	1965 aerial image of Talmud Torah.
Date	1965
Photographer	Unknown (YC872, Vol. 11, Frame 187)
Copyright	City of Edmonton Archives

2. Significance

Summary	Constructed for Edmonton's Jewish community in 1953, the Talmud Torah School is highly valued as a symbol of the strength and perseverance of the Jewish community to establish the city's second purpose-built Jewish educational facility in Edmonton **(Theme Value – Education)**. The Talmud Torah School is further significant as a catalyst for the movement of the Jewish population from downtown Edmonton west into the Glenora neighbourhood **(Theme Value – Pioneer Farms to First Suburbs)**. The Talmud Torah School is also valued as an excellent and progressive

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	example of International style in the neighbourhood **(Theme Value – Architecture and Design**).
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1960s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	Located on a large irregular-shaped lot on the east side of 133 Street, north of 160 Avenue in Edmonton's Glenora neighbourhood, the Talmud Torah School is a Modern-style school building situated on the south side of the lot in a residential context. The school features a long and linear rectangular plan with long façade facing 106 Avenue recessed back from a wide, sloped overhanging roof and glazed curtain wall at the upper and lower portion of the front wall. A projecting entry with glazed wall framed with red brick cladding marks the corner of the building.
Heritage Value	Constructed for Edmonton's Jewish community in 1953, the Talmud Torah School is highly valued as a symbol of the strength and perseverance of the Jewish community to establish the city's second purpose-built Jewish educational facility in Edmonton. The Jewish community has had a strong presence in Edmonton, with the first immigrants arriving in the 1893. Well-educated and ambitious, this small group soon established themselves as important business and mercantile families in the city. The population of the Jewish community continued to grow and by 1912, the Beth Israel Synagogue was constructed at the corner of 95 Street and Rowland Road. That same year, the city's first Jewish educational facility was established by Edmonton's Talmud Torah Society in the basement of the synagogue, providing after school classes for young children. Enrollment had increased to 52 children by 1915 and by 1923, the crowded basement had become unsuitable to accommodate the continued popularity of the programming. A fundraising campaign ensued, resulting in the construction of the first purpose-built dedicated Talmud Torah school building. The building, located at 103 Street and Jasper Avenue, opened in 1927 with an emphasis on a hybrid of both standard Canadian educational curriculum and religious and linguistic programming of the Cheder program. By 1933, this program had morphed into the country's first Hebrew day school for grades 1 and 2 with half of the day devoted to Hebrew and Judaic studies. With only 35 students initially enrolled in the program in the 1930s, by the Post-war period, the school was oversubscribed, and planning commenced for a new, larger purpose-built school in Glenora. The newly built private Talmud Torah School included half-day instruction for Hebrew in language development, Jewish history, literature, customs and traditions for pre-kindergarten to Grade 6 students. The school also offered Hebrew night classes for adults. Due to the tremendous success of the school, a wing addition was added in 1957 connected to the east and a large gymnasium and north addition in 1963. In 1975, due to rising educational costs, the school shifted from private to public, allowing access to Edmonton School Board's funding for 70% of the school's curriculum. Additional fees for the Hebrew component were subsidized through fundraising by the Women's Auxiliary, and the up to $600 per year tuition. The school remained active until a new larger school to accommodate higher grades opened at 172 Street and 64 Avenue in 1999. Progressive Academy, a private school, moved into the building in

1998.

The Talmud Torah School is further significant as a catalyst for the movement of the Jewish population from downtown Edmonton west into the Glenora neighbourhood. The school was constructed in northeastern Glenora, in a portion of the neighbourhood replotted from the original 1906 Glenora subdivision plan in 1952. The plan re-defined a plot of land formerly the Canadian Northern Railway line right-of-way; the track was removed in 1954,and within two years, the subdivision was almost entirely built out. The replotted area features primary tenants of the Neighbourhood Unit plan, with curvilinear roads to slow traffic and the use of green space, as well as inclusion of a parcel of land for a school, which became the Talmud Torah School. A building fund campaign was initiated by the Talmud Torah Home and School Association in 1952 to canvas the community for donations, and by 1953, the property was purchased from the City. The school opened in December 1953, a tremendous achievement by the Jewish community. An estimated 75% of Edmonton's Jewish children aged five to 11 would attend this school, spurring an influx of Jewish families to settle in the Glenora neighbourhood.

The Talmud Torah School is also valued as an excellent and progressive example of Modern International style in the neighbourhood. The original building was designed by Fred H. MacDonald, an architect with Dominion Construction and former architect with Alberta's Department of Public Works. The International architectural style is characterized by buildings of square and rectilinear form, glass curtain walls, anodized aluminum elements, and façades devoid of ornamentation. Steel structural systems were critical to the development of the International-style as it permitted buildings to achieve dramatic heights and forms without the mass associated with load-bearing elements. Built for a cost of $150,000, MacDonald design was inspired by emerging trends in contemporary architectural design. The school expresses International-style characteristics through its balanced rectangular form with a symmetrical glass curtain wall. The front façade displays pronounced symmetrical curtain wall at the roofline and basement tucked under a pronounced overhanging flat roof, in an effort to assert the preeminence of horizontality. The long wall is sandwiched on either side by a contrasting red brick wall with a projecting square entry with awning roof over an otherwise uniform glazed entryway. The glass curtain wall on the front façade facilitates the penetration of daylight into the building's interior and evokes a light but substantial form. A 1957 addition extended the original design of the building to the east.

In 1963, a glazed box connecting to a blocky rectangular gymnasium with exposed wooden glulam ribs was added to the rear of the school. The Expressionist-style addition was designed by the talented Calgary-based firm of Cohos Delasalle and Polansky, famed for their dramatic and often

	radical Modern institutional designs.
Character Defining Elements	Key elements that define the heritage character of the Talmud Torah School include, but are not limited to its: - orientation on its corner lot property, complementary to the surrounding residential neighborhood; urban setting with surrounding coniferous and deciduous trees; - minimal setbacks from the avenue and street; partially surrounded by a neighborhood of both original and newly constructed homes; located next to busy Groat Road and 107 Avenue; pedestrian walkway to right of property that gives access to Groat Road; - landscape features such as: very long frontage with wide and deep use of land for various functional outdoor elements along the sides and in rear; concrete parking lot and walkways running along the right and left with wood posts separating from the grass; concrete walkways lead to rear and a sitting area of circular concrete tables; a large field of grass; mature coniferous and deciduous trees around the school and playgrounds; *Original building and 1957 addition* - form, scale and massing as expressed by its: two storey height; rectangular floor plan with flat overhanging roof; brick walls on either side of long façade; projecting entryway sandwiched between two brick walls with glazed wall and awning roof; - masonry construction as expressed by its: red brick cladding; stucco cladding on front and rear façade; - International Style features such as its: rectilinear form; heavy use of glazed surfaces devoid of ornamental elements; uniform appearance; - fenestration such as its: aluminum-sash glazed front and rear windows; separated by sections of stucco cladding; doorways on all sides of the main floor of structure which include double and single, wooden, glass and metal doors; primary entrances are two-leafed double doors made from glass with side lights, transoms and floor to ceiling windows; second storey entry with exterior stair case in rear; - additional features such as its: rooftop ladders and accesses; and - interior features such as its: terrazzo floor in entryway with decorative Star of David; wide hallways with original wooden trim and linoleum floors; wooden stage in the basement; linoleum floors inlaid with decorative images and patterns in classrooms and basement. 1963 North Addition and Gymnasium - form, scale and massing as expressed by its: one-storey fully glazed box with flat roof between original school and gymnasium; large rectangular box with exposed steel and glulam

	beams; - masonry construction as expressed by its: masonry panels on gymnasium; concrete foundation; - Modern and Expressionist style features of addition including its: blank walls with exposed glulam ribs in regular pattern exposed along east and west walls of gymnasium; fully glazed walls of one storey connector between original portion and gymnasium; - fenestration such as its: fully glazed wall on one-storey west façade entryway; clerestory windows on eastern façade of one-storey connector; primary entrances are two-leafed double doors made from glass with side lights; and - interior features such as its: original trim and linoleum floors.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Constructed for Edmonton's Jewish community in 1953, the Talmud Torah School is highly valued as a symbol of the strength and perseverance of the Jewish community to establish the city's second purpose-built Jewish educational facility in Edmonton **(Theme Value – Education)**. The Talmud Torah School is further significant as a catalyst for the movement of the Jewish population from downtown Edmonton west into the Glenora neighbourhood **(Theme Value – Pioneer Farms to First Suburbs)**. The Talmud Torah School is also valued as an excellent and progressive example of International style in the neighbourhood **(Theme Value – Architecture and Design**).
Period of Significance	1960s
Chronology of Alterations	1957 – east addition to main building 1963 – North addition and gymnasium Unknown date – some windows replaced with sliding aluminium windows on east façade of 1963 one-storey addition
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location has remained the same. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the building and its additions has remained highly intact. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not changed. Materials ☒ Yes ☐ No ☐ Not Applicable The original materials of the buildings have remained intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The workmanship is evident. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed. Association ☒ Yes ☐ No ☐ Not Applicable The association in a residential context in Glenora has not changed.
Statement of Integrity	The Talmud Torah School maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The school is highly original with many original interior and exterior elements intact. The additions complement the original building.

	- Roof: appears to be in good condition on all buildings. - Roof elements: wooden fascia on east side of one-storey addition requires repainting. - Foundation: the concrete foundation appears to be in good condition. - Cladding: some cracking in stucco where addition was added on east side of original building; brick walls are in good condition with some staining at base of walls; glulam and steel beams require repainting. - Windows: in good condition for most part. Some windows replaced with aluminum sliding windows on front façade of original building. - Doors: Original doors are retained and in good condition.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Draper Residence		
Address	10446 – 132 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;79;7		
Geographic Position	53.547603	-113.550065	NAD83
Site Area	650.627m^2		
Contributing resources	n/a		
Date of Construction	1933		
Architectural Style	Minimal Traditional		
Architect	n/a		
Builder	Robert McRae		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as a good example of residential	**Style/Design/Construction** Valued as a representation of Minimal Traditional architecture	

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(see attached worksheets)	construction during the Great Depression, whose effects were felt even in the affluent Glenora Neighbourhood. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Draper Residence, looking to the west.

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Location	10446 – 132 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	The north elevation of the Draper Residence, showing the addition on the rear. Looking to the south.
Location	10446 – 132 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of covered front entrance, centred on the east elevation.
Location	10446 – 132 Street NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of stamped parging foundation and basement window with original storm on the north elevation.
Location	10446 – 132 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of original triple assembly window on the front elevation, complete with original storms.
Location	10446 – 132 Street NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	South elevation of the Draper Residence, showing addition on its rear. Looking to the northwest.
Location	10446 – 132 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of external brick chimney on the south elevation, clad in stucco.

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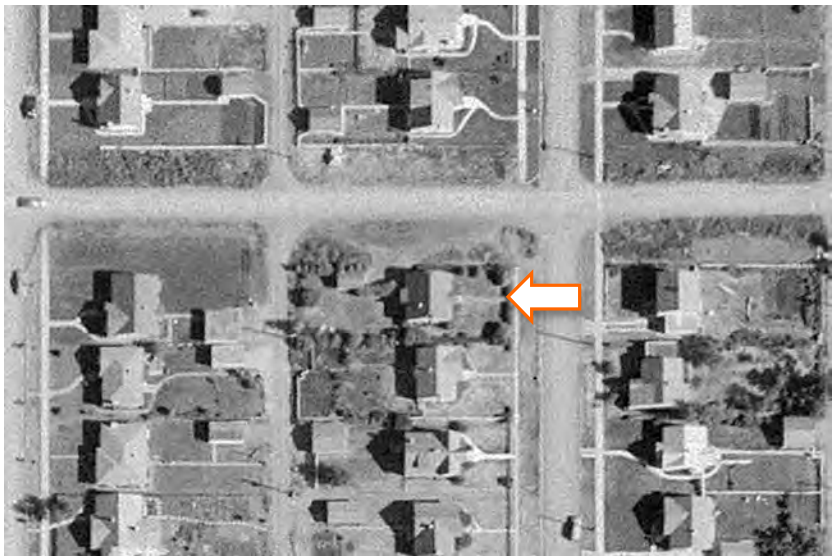
Location	10446 – 132 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Draper Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1976 aerial image of the Draper Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Draper Residence, built in 1933, is valued as a good example of residential construction during the Great Depression, whose effects were felt even in the affluent Glenora Neighbourhood **(Theme Value – Pioneer Farms to First Suburbs)**. The Draper Residence is also valued as a good and intact representation of Minimal Traditional architecture **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Draper Residence is a one and a half storey residence located on the corner of 132 Street and 105 Avenue in the residential neighbourhood of Glenora. The house features a small rectangular footprint, clad in smooth stucco. With a simple rectangular façade, the single family home also features a medium-pitched, side-gabled roof with cedar shake shingles. The front elevation opens to the east with a centred entryway covered by a gabled porch and flanked by triple assembly windows on either side and a full-width front porch with an open wooden balustrade. A large addition with a shed roof has been constructed on the rear (west) elevation.
Heritage Value	The Draper Residence, built in 1933, is valued as a good example of residential construction during the Great Depression, whose effects were felt even in the affluent Glenora Neighbourhood. The Draper Residence was built by contractor Robert McRae for its first occupant, Jane E Draper (1877-1943) at a cost of $3,000. Draper had a long and distinguished career in education that began in the 1910s at McKay Avenue School. Her exemplary performance as a teacher was routinely recognized and shortly thereafter, she became principal at the first location of Glenora School in the Westmount neighbourhood, in 1918. In the early 1930s, the Alberta economy was still heavily dependent upon agriculture for its economic well being. The drastic fall in grain prices precipitated by the stock market crash in October 1929 affected all aspects of life in the Edmonton area. Construction of new homes ground to a halt as building permits dropped from a record of $5.67 million in 1929 to $428,000 by 1933. The Depression was especially hard on teachers and other public servants dependent upon tax revenue for their employment. Across the province, many teachers were let go or saw their payments delayed or significantly reduced. As principal in the affluent Glenora community, Jane Draper could count on a level of stability affording her the ability to purchase a home. With an annual salary of $2,300 in 1933 - down from $2,400 a year earlier – she was well above the minimum pay of $840 set for provincial teachers. With its modest design, the Draper Residence is reflective of what a stable, middle class income could provide in the early 1930s. Located a block north from Stony Plain Road, it was also one of the earlier residences to be built in the area, an area that would remain largely unoccupied until the Post-war period. By 1948, the area

	surrounding the Draper Residence had expanded and further developments would take place to the northwest as Edmonton launched into the Post-war economic boom. Jane Draper's salary continued to decline and in 1937, she relocated to neighbouring Groat Estates and took up residence in the Tudor-style mansion known as The Villa (10330 127th Street). As the Depression ended and the economy experienced modest gains against the backdrop of conflict in Europe, a new Glenora School formally opened on November 15, 1940. Draper would continue to serve as principal until her retirement in 1943. She died later that year. Robert McEwen (1899-1981) and his wife, Sibyl took over the Draper Residence in 1937. Robert worked as an accountant for various local businesses throughout his career, including Edmonton Breweries, Standard Electrical & Auto Parts and J A Werner Hardware. He retired in 1979 and following his death in 1981, Sibyl became the registered owner until 1986. The Draper Residence is also valued as a good representation of Minimal Traditional architecture, popularized in the 1930s. The style emerged as a response to the economic challenges of the Great Depression and a return to a period of entrenched traditionalism during the Inter-war period. The distinguishing feature of Minimal Traditionalism is its emphasis on simplicity. This was both an aesthetic choice and a necessary response to keep homes affordable in the face of depressed household income. The Modern Traditional household emphasized efficiency and practicality with minimal ornamentation as these flourishes would have contributed to costs. The Minimal Traditional style of the Draper Residence is expressed by its side-gabled roof with narrow eaves, symmetrical design with central gabled open porch. Its single exterior cladding was intended to make the residence appear larger and reduce the costs. The Minimal Traditional style gained popularity in the 1940s. The Draper Residence is an excellent example of its early adaptation in the Glenora neighbourhood.
Character Defining Elements	The key elements that define the heritage character of the Draper Residence include, but are not limited to its: - orientation on its northwest corner lot property; surrounded by coniferous and deciduous, tree-lined residential streets in an urban environment;

	- generous set back from avenue; paved lane running behind on the west side of lot and detached garage in rear; - landscape elements such as its: privately designed yard by use of both mature and immature coniferous trees on the façade and right side of property; low hedges surround the residence on the façade and right side; large bushes run along south side; concrete walkways leading to entrance and around residence; - form, scale and massing as expressed by its: one and one-half storey height; L-shaped floor plan; centered covered porch with jerkin-head roof and arched entry with square columns on square piers; narrow eaves and clipped verges; - wooden-frame construction as expressed by its: nailed wooden frame, concrete foundation; smooth stucco cladding; - Minimal Traditional style as expressed by its: symmetrical façade; medium-pitched gable roofline with clipped verges and narrow eaves; simple architectural detail; symmetrical window patterning on front facade; - fenestration features such as its: triple-assembly, 6-over-1 and flanking central 8-over-1 single-hung wooden-sash windows with wooden exterior storm windows on the front and south facades; single assembly 6-over-1 single-hung wooden sash windows, with and without wooden storms on both sides of house; single-assembly multi-light wooden-sash windows with exterior wooden storms on east and west facades; original wooden main entrance door with multi-light upper panel; and - additional features such as its: internal concrete chimney in the left and rear quadrant of structure; internal concrete chimney in the front aligned at maximum to the left.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Draper Residence, built in 1933, is valued as an example of residential construction during the Great Depression, whose effects were felt even in the affluent Glenora Neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Draper Residence is also valued as a representation of Minimal Traditional architecture **(Theme Value – Architecture and Design)**.
Period of Significance	1933
Chronology of Alterations	Unknown date • addition built along west elevation along with detached garage • second storey windows replaced • deck added to front façade
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity with its form, scale and massing intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, including the residential character of the neighbourhood is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials: nailed wood frame, stucco and parged foundation. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the building's workmanship is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Depression era. Association ☒ Yes ☐ No ☐ Not Applicable

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	The association of the residence with Glenora's expansion north of Stony Plain Road has not changed.
Statement of Integrity	The Draper Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. In general, the resource is in good condition with its massing and aspects of its form and scale intact. - Foundation: Concrete foundation is in good condition with minor cracks noted. The foundation has been painted. - Cladding: The stucco cladding is in good condition with some cracks noted in multiple locations, which have been previously repaired. No sections of stucco are missing. Minor staining present. - Windows: All but one of the first floor wooden-sash windows with wooden storm windows are intact. Basement wooden-sash windows and storms are original and intact. A second floor window has been replaced and the size of the window increased. The other second floor window's storm window has been replaced. - Doors: Front door is original and in good condition. Storm door has been added. - Roof: Cedar shingle roof in fair condition with split and loose shingles present. RWL ends at wall/foundation transition. RWL should be extended to carry moisture away from the base of the residence. - Chimney: Chimney is in fair condition with no evidence of leaning. Parging on chimney is soiled and possesses multiple cracks. - Additions: A two-storey addition has been added to the rear of the residence, which is not visible from the front façade. A deck with balustrade has been added to the front façade. Front steps have been replaced. - Garage: A double car garage has been added to the site.

City of Edmonton
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Iles Residence		
Address	10515 - 133 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;60; 8		
Geographic Position	53.548230	-113.550801	NAD83
Site Area	650.4m²		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Minimal Traditional (Cape Cod Revival)		
Architect	n/a		
Builder	George N. Iles		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Possesses heritage value as a highly	**Style/Design/Construction** Significant as an early, intact and high quality example in Glenora	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	original and early example of homes built during Glenora's Post-war settlement period.	of a Minimal Traditional Style cottage with Cape Cod detailing.
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption

Front (right) and north (left) elevations of the Iles Residence, looking southeast.

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Location	10515 - 133 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Surrounding context of the Iles Residence, looking to the southeast.
Location	10515 - 133 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of the central front enclosed porch on the Iles Residence.
Location	10515 - 133 Street NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the brick balustrade leading to the central porch on the Iles Residence.
Location	10515 - 133 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of an 8-over-8 original wooden window with original wood storm on the front elevation of the Iles Residence.
Location	10515 - 133 Street NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of double assembly wood window in the south elevation gable peak of the Iles Residence.
Location	10515 - 133 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the wooden lapped siding, parged foundation, and basement windows of the Illes Residence.

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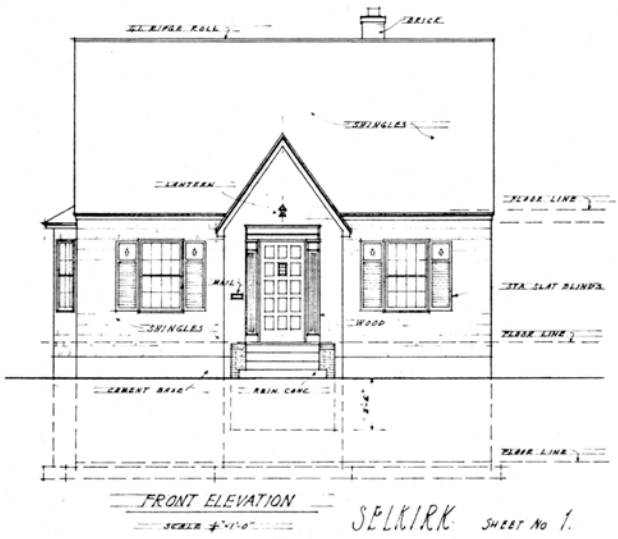
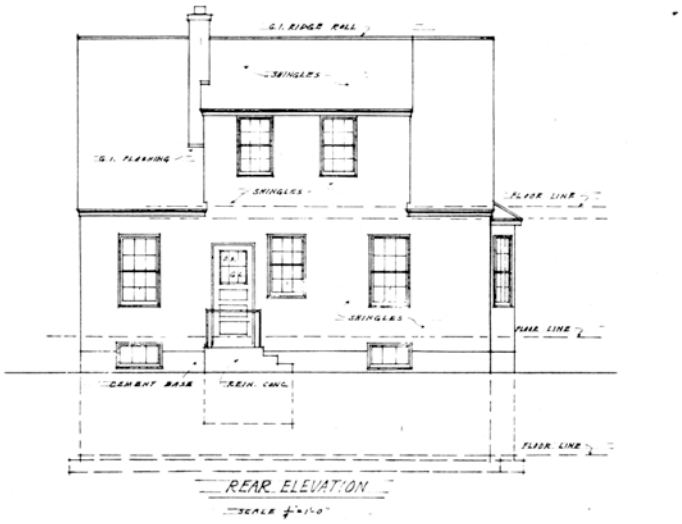
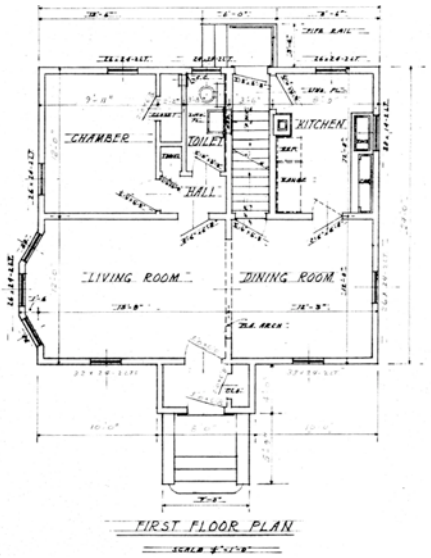
Location	10515 - 133 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Front elevation drawing of the Iles Residence, using the 'Selkirk'-brand plan (unknown supplier). Bay window on the left was not constructed.
Location	10515 - 133 Street NW
Copyright	City of Edmonton Archives (MP-1948-2246)
Image 9 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Rear elevation drawing of the Iles Residence, using the 'Selkirk'-brand plan (unknown supplier). Bay window on the right was not constructed.
Location	10515 - 133 Street NW
Copyright	City of Edmonton Archives (MP-1948-2246)
Image 10 Description	
Caption	First floor plan drawing of the Iles Residence, using the 'Selkirk'-brand plan (unknown supplier). Bay window on lower-left in the living room was not constructed.
Location	10515 - 133 Street NW
Copyright	City of Edmonton Archives (MP-1948-2246)

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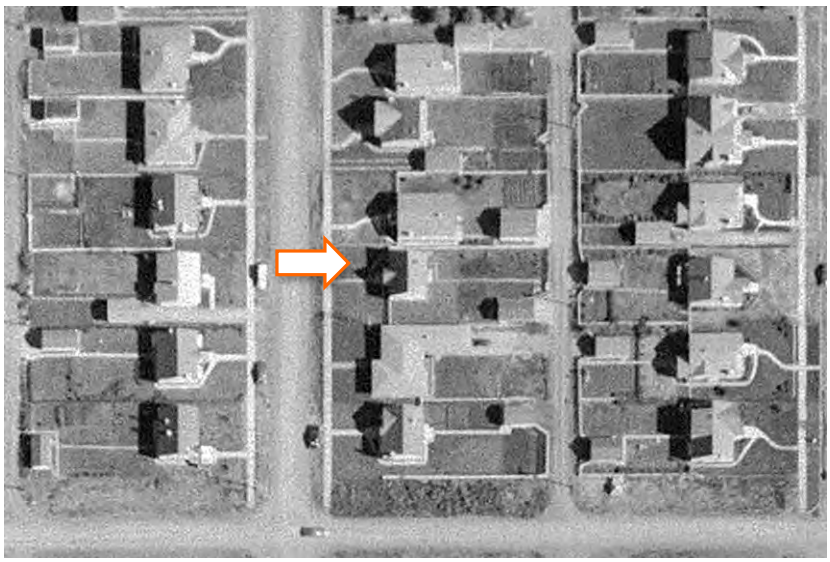
Historic Photo	
Caption	1948 aerial image showing the parcel on which the Iles Residence would be constructed on later in the same year, but showing the garage that was constructed a year prior to the house being built.
Date	1948
Photographer	Royal Canadian Air Force
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	

Caption	1952 aerial image of the Iles Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

2. Significance

Summary	The Iles Residence, built in 1948, possesses heritage value as a highly original and early example of the homes built during Glenora's Post-war settlement period **(Theme Value – Pioneer Farms to First Suburbs).** The 1948 Iles Residence is an early, intact and high quality example in Glenora of a Minimal Traditional Style cottage with Cape Cod detailing **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Iles Residence is a modest one and one-half-storey, Minimal Traditional Style house with Cape Cod Revival detailing with a steeply pitched, wooden-shingled, side-gable roof and wide-lapped wooden siding. An enclosed front-gable porch is centred on the front façade with multi-light picture windows with decorative shutters on either side. The home is situated on a 650.4 square-metre parcel fronting a residential street with landscaped front yards and wide grassy city boulevards with very large mature deciduous street trees. The residence is located in the northeast part of the inner city residential community of Glenora, close to the Groat Ravine and one block south of 106 Avenue and the Progressive Academy.
Heritage Value	The Iles Residence, built in 1948, possesses heritage value as a highly original and early example of the homes built during Glenora's Post-war settlement period. It is located in the northeast part of the community, which developed during the economic oil boom of the late 1940s. This area was one of the last part of Glenora to build out. With its economical use of floor space and simplified references to traditional styles, the Iles Residence exemplifies homes from Glenora's Post-war period. This was a marked change from the traditional styles of the exclusive Pre-war and Inter-war homes of 'Old Glenora' south of Stony Plain Road and east of 136 Street.

The Iles Residence is situated in a large grid-iron subdivision developed by James Carruthers in 1906. Called the Glenora 'Subdivision of River Lot 2', it extended north from Stony Plain Road into today's Westmount neighbourhood. This early subdivision did not actually develop until veterans returning from the Second World War and the oil boom produced a severe housing shortage in the late 1940s in the city. Having acquired a 50-foot lot on 133 Street in the most northeastern part of this subdivision, first owner George Iles obtained a building permit to construct a woodframe residence for about $6,000 in July 1948. A garage was already built at the rear of the site a year or two earlier (extant), possibly to aid construction logistics.

The 1948 Iles Residence is further valued as an early, intact and high quality example in Glenora of the Minimal Traditional Style with Cape Cod detailing. Features of the Minimal Traditional Style expressed by the house are expressed through its large multi-pane picture windows and simple design with horizontal emphasis. The traditional detailing of the home draws upon Cape Cod Revival elements in its steeply pitched, side-gable roof and wooden wide lapped siding. This popular revival of the wooden folk houses of colonial Massachusetts in the early 1700s was first adopted for Post-war use in New England by architects Levitt & Sons. A similar design appeared in the 1947 catalogue, *67 Homes for Canadians* published by the Central (now Canadian) Mortgage and Housing Corporation (CMHC), founded in 1946 to answer the housing needs of over a million returning Canadian veterans. The style's popularity was enhanced by its exceptionally efficient use of floor space which reduced capital and operating costs, as well as the potential for expansion under its steep roof and large lot. Young families could save initial costs by waiting to develop upper-floor bedrooms as their families grew.

The Iles Residence followed the design drawings of 'Selkirk' house plans (likely mail-order), a high quality interpretation of the Cape Cod Revival style; the home was likely built with two upper bedrooms at the outset. It also boasted an enclosed gable-front porch centred between picture windows with decorative shutters, and cedar roof shingles. Inside, it had a separate dining room and a second (upper) bathroom enabled by a rear shed dormer.

George and his wife Gertrude Iles had moved into their home by 1949, however George passed away shortly afterwards and his widow left in 1951. After a series of short-term residents, long-time owners Dr. George Noel Cormack (1917-2000) and his partner, Margaret (nee

	Lattimer, ca1923-2008) occupied the home from 1961 until at least 1987. George was born in Edmonton and graduated in medicine at the University of Alberta (U of A); he practised family medicine and taught school in northern British Columbia until 1958. When the Cormack's moved to the home he had just received his B.Ed. from the U of A and was researching European education systems. By 1963 he had founded the Tempo School, an independent school based on traditional academic practice. George oversaw the school's development from its location in a church annex to the 1972 Riverbend School. He served on the board, and also as director and as principal, retiring in 1995. A devoted educator, Cormack served two terms on the U of A Senate.
Character Defining Elements	The key elements that define the heritage character of the Iles Residence include, but are not limited to its: - setting on a quiet, residential street with treed, grassy boulevards and mature deciduous street trees; - location and orientation on a deep rectangular lot and setbacks on all sides; deep setbacks from the street; location near Groat Ravine; - landscape elements including: wide 50-foot lot with landscaped setbacks; mature mountain ash in front yard; - form, scale and massing as expressed by its: one and one-half-storey rectangular plan with long façade at front; steeply-pitched, side-gabled roof with narrow projecting eaves and clipped verges; moulded wooden bargeboards; - wooden frame construction including: nailed frame structure; wide horizontal lapped wooden siding; concrete foundation parged in 'belt course' pattern; brick balustrades; wooden trim; - Minimal Traditional-style details such as its: simple design; large picture windows; wide, horizontal siding; - Cape Cod Revival-style details such as its: steeply pitched side-gabled roof; louvres in the gable peak; multi-pane wooden windows; functional-width wooden shutters; projecting front-gable enclosed porch centred on façade with cedar-shingled roof and original metal and glass light fixture centred under gable with detailed wooden door surround; - original fenestration including: single assembly 8-over-8 single-hung wooden-sash windows with 2-light wooden storm windows; single assembly 1-over-1 single-hung wooden-sash window with 2-light wooden storm windows on the main storey; double assembly 3-over-3 single-hung wooden-sash windows with 2-light wooden storm windows on the upper storey; early wooden front door with two lower wooden panels and 6-light

	upper glazed panel; plain wooden window trim and sills; and - additional exterior architectural details including: concrete steps with low, closed brick balustrades.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Iles Residence, built in 1948, possesses heritage value as a highly original and early example of the homes built during Glenora's Post-war settlement period **(Theme Value – Pioneer Farms to First Suburbs).** The 1948 Iles Residence is an early, intact and high quality example in Glenora of a Minimal Traditional Style cottage with Cape Cod detailing **(Theme Value – Architecture and Design).**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	na
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The house remains as originally constructed. (However, variations between the Selkirk Plans and the house as built include: no bay window on north elevation, no brick chimney, bevelled wood vs. shingle siding, front door with two lower wood panels and six upper lights vs. specifications for fifteen panels (fourteen wood, one glazing). Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Iles Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: brick and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century

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	settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed. As the 10500 block of 133 Street has evolved in more recent times, the Iles Residence has remained one of few original buildings with integrity.
Statement of Integrity	The Iles Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact and no major alterations made to the original building. - Foundation: The concrete foundation is structurally intact; the parging is in good condition with some peeling near ground level. - Cladding: The original wood cladding is in good condition; paint failures in many areas. - Windows: The home retains all its original window openings, wooden sashes and wooden storms except for the horizontal-profile basement windows, which are replaced with vertical-profile windows; wooden shutters are original although warped and missing slats; paint failure on wooden window sashes, trim and shutters, wood in good condition. - Doors: The home retains its original internal front door, which is in good condition; aluminum external front storm door has been added. - Roof: The roof structure and roof cover, are in good condition; cupping is beginning on cedar shingles and there is organic build-up on the porch roof and flashing. - Roof elements: Wooden bargeboards are in good condition; - Decorative elements: The louvres, wooden door surround, and porch light fixture are in good condition. - Porches: The wooden front porch is in good condition apart from elements noted above; brick balustrade has efflorescence on bricks and extensive mortar loss; large crack in bottom concrete step. - Garage: No outbuildings have been added to the site apart from the early alley-access garage with cedar-shingled roof, original loading door, multi-light windows, light fixture and siding are in quite good condition.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Vogel-Axler Residence		
Address	10433 - 134 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;78;13,14		
Geographic Position	53.547194	-113.552484	NAD83
Site Area	702.2 m²		
Contributing resources	n/a		
Date of Construction	1947		
Architectural Style	Modern		
Architect	Leycester Patrick Campbell-Hope		
Builder	Sidney Parsons		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached	**Activity/Theme** Valued as a distinctive, intact and very early	**Style/Design/Construction** Significant as an early, well-preserved and unique example of a Modern-style	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	example of the type of modern homes built during Glenora's Post-war settlement; a rare two-storey home from that period.	home with Georgian detailing in Glenora.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Vogel-Axler Residence, looking to

	the east.
Location	10433 - 134 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and north (left) elevations of the Vogel-Axler Residence, looking to the southeast.
Location	10433 - 134 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the front (left) and south (right) elevations of the Vogel-Axler Residence, looking to the northeast.
Location	10433 - 134 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear elevation of the Vogel-Axler Residence, looking to the west. A one-storey addition constructed on the rear of the residence is visible on the left, and a detached garage is located on the right.

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Location	10433 - 134 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the fenestrations, stucco, and parged foundation on the first storey, north elevation, of the Vogel-Axler Residence. Windows are all original, but have aluminium storms placed on the exterior.
Location	10433 - 134 Street NW
Copyright	City of Edmonton
Image 6 Description	

Municipal Heritage Planner's Mandatory Documentation

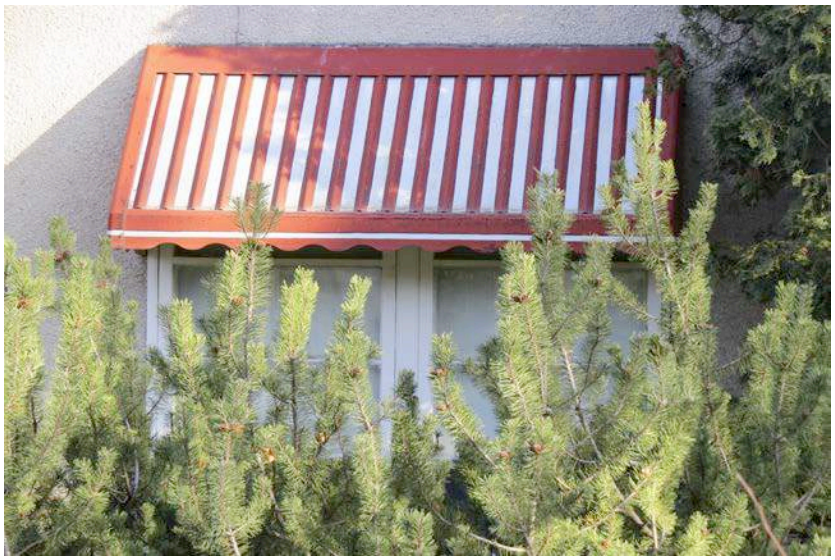
Caption	Detail of the main entrance to the Vogel-Axler Residence. Front door is original, but has an aluminium screen door.
Location	10433 - 134 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of a double assembly window on the front elevation of the Vogel-Axler Residence, with an original metal canopy.
Location	10433 - 134 Street NW
Copyright	City of Edmonton

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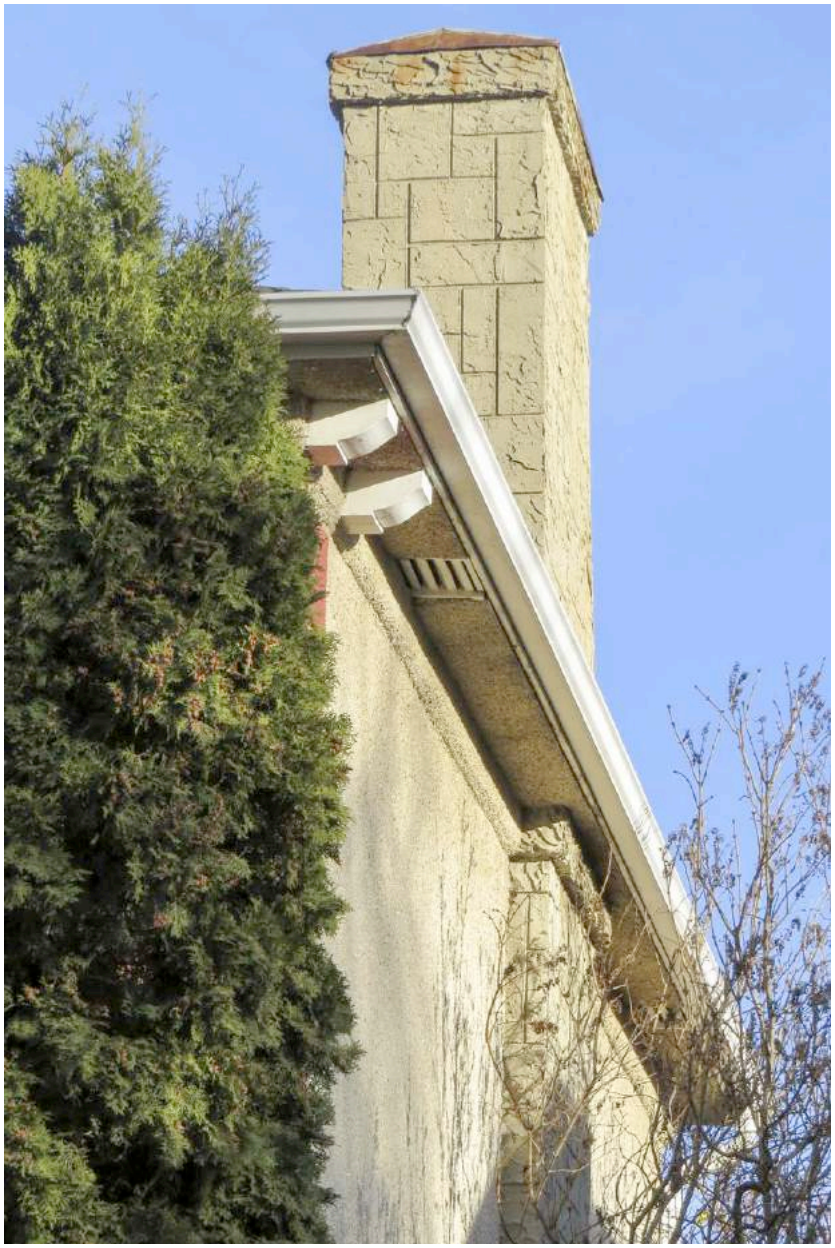
Image 8 Description	
Caption	Detail of the parged exterior chimney on the south elevation of the Vogel-Axler Residence.
Location	10433 - 134 Street NW
Copyright	City of Edmonton

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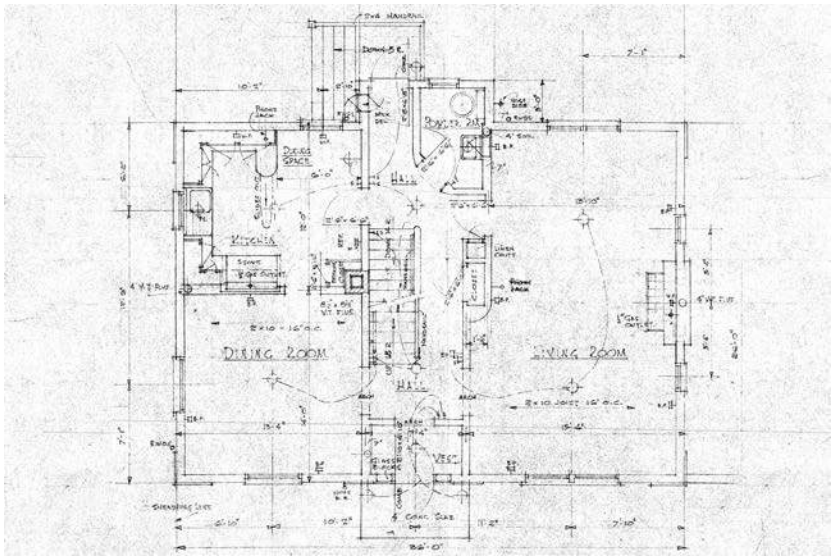
Image 9 Description	
Caption	Detail of the central octagonal window on the second storey, front elevation, of the Vogel-Axler Residence. Also visible are wood modillions.
Location	10433 - 134 Street NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Main floor plan of the Vogel-Axler Residence, as produced by Campbell-Hope.

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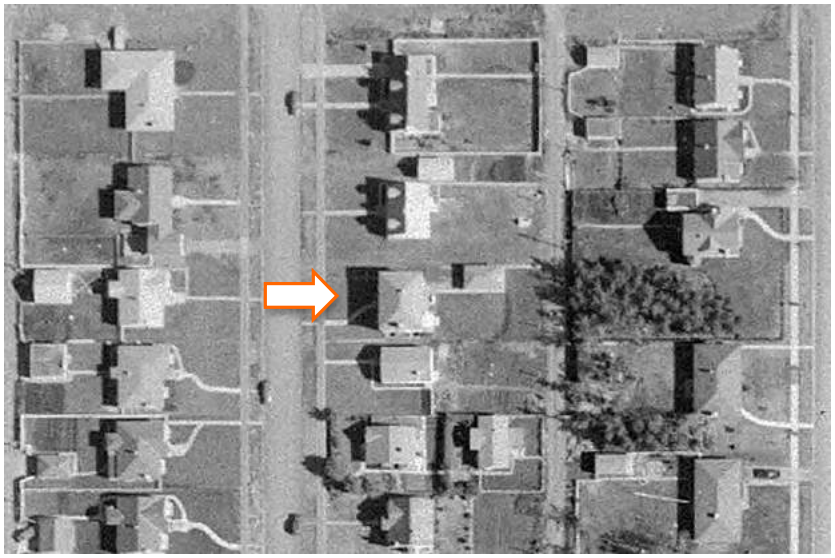
Location	10433 - 134 Street NW
Copyright	City of Edmonton Archives (MP-1946-1504)
Historic Photo	
Caption	1952 aerial image of the Vogel-Axler Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1976 aerial image of the Vogel-Axler Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Vogel-Axler Residence, built in 1947, is significant as a distinctive, intact and very early example of the homes built during Glenora's Post-war settlement, as well as a rare two-storey home from that period. **(Theme Value – Pioneer Farms to First Suburbs)** The 1947 Vogel-Axler Residence is an early, well-preserved and unique example of a Modern-style home with Georgian detailing in Glenora. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

Municipal Heritage Planner's Mandatory Documentation

Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1947 Vogel-Axler Residence is a substantial two-storey, Modern-style house with a low-pitched, hipped roof and pebble-dash stucco cladding. The façade displays Georgian Revival detailing with modillions, a masonry belt course and quoining. A prominent porch with hip-roofed canopy is centred on the front façade, flanked by multi-assembly, multi-light picture windows with decorative awnings. The home fronts a residential street with landscaped front yards, wide grassy city boulevards with very large mature deciduous street trees. The residence is located in the northwest part of the inner city residential community of Glenora, one block north of Stony Plain Road, a busy traffic corridor.
Heritage Value	The Vogel-Axler Residence, built in 1947, is significant as a distinctive, intact and very early example of the homes built during Glenora's Post-war settlement, as well as a rare two-storey home from that period. The home is located in north Glenora, which was almost totally built-out during the economic oil boom of the late 1940s. With its clearly modern expression and simplified references to traditional styles, the house is a strong example of the homes from Glenora's Post-war period. The Vogel-Axler Residence - and most homes in northeast Glenora - differs significantly from the exclusive, Period Revival-style homes of 'Old

Glenora' (south of Stony Plain Road), which were built before the Second World War.

The Vogel-Axler Residence is situated in a large grid-iron subdivision developed in 1906 by real estate tycoon, James Carruthers. It extended north from Stony Plain Road into today's North Glenora and Westmount neighbourhoods. There was little development in this subdivision for four decades; however that changed when returning Second World War veterans and the oil boom produced an acute housing shortage in the late 1940s. Jack and Florence Vogel acquired a lot fronting onto 134 Street one block north of Stony Plain Road. They represented the earliest part of a westward expansion of Edmonton's Jewish community from downtown as their population grew post Second World War, many choosing to settle in Glenora. In 1946 they obtained a permit to construct this residence for about $11,000, and applied for a revised building permit in early 1947, with Sidney Parsons as the builder and using plans by L. Patrick Campbell-Hope.

English-born (Leycester) Patrick Campbell-Hope (1908-1962) was an important Edmonton architect who immigrated near the city in 1921 with his family. Educated as a draughtsman, he worked from 1924 to 1932 for several practices including the prestigious Richard and William Blakey firm. He obtained his qualification in architecture through the University of Alberta was registered with the Alberta Association of Architects in 1940. After serving with the Royal Canadian Air Force during the Second World War, he returned to Edmonton and found employment with the firm of Millar & Learmonth, insurance adjusters. During this time, Campbell-Hope took on architectural commissions, including the extant Vogel-Axler Residence, under his own name before leaving the firm and establishing his own practice in 1947. He is known for encouraging and providing experience to numerous young draughtsmen and architects including Jack Gardner, Bernie Wood, Leonard Klingbell and Eugene Olekshy. His notable Edmonton works include St. John's (Ukrainian) Cathedral and the Land Titles Building.

The Vogel-Axler Residence is also significant as an early, well-preserved and unique example of a Modern-style home with Georgian detailing in Glenora. The home displays the simple, clean, horizontal lines of the Modern Style with its overhanging low-pitched, side-hipped roof. The interior layout of Campbell-Hope's plans also shows modern trends: a very large and bright living room, an eating nook in the kitchen and ample closets. The home also references the Period Revival homes of Old Glenora with Georgian details like modillions, quoining, a

	symmetrical façade and a prominent central front entry with door surround, tall sidelights and a hip-roofed canopy. Traditional interior features are the front entry vestibule with formal dining room to the left, and large fireplace in the living room. The two-storey house also demonstrates a high level of quality with its spacious four-bedroom layout, ornate kitchen cabinetry, arched doorways and coved ceilings. The Vogels moved to their new home by 1947. Jack William Vogel (1900-1986) was born in Chicago to Russian Polish parents. His family later lived in Saskatchewan where he met Florence (nee Shaw, 1910-1972) and married her in 1933. They moved to Edmonton in 1937 and both became active in the Jewish community. Vogel was a sales agent during the time they resided in the home; he was also a cabinet maker and did the finishing work in the basement. During the 1960s, owners Albert Ashurst, manager of the division services group for Shell Oil, lived in the home with his wife Ruth. The current very long term residents and owners have been in the home since 1970.
Character Defining Elements	The key elements that define the heritage character of the Vogel-Axler Residence include, but are not limited to its: - siting on a quiet residential street with landscaped front yards, wide grassy city boulevards with very large mature deciduous street trees and many homes of the same period; one block north of Stony Plain Road, a busy traffic corridor; - location and orientation on a deep rectangular 54'-wide lot and setbacks on all sides; - form, scale and massing as expressed by its: two-storey rectangular form with long façade; low-pitched hipped roof with overhanging eaves; closed stucco soffits with modillions on front and wrapping corners; - construction as expressed by its: nailed wooden frame; concrete foundation; white quartz pebble-dash stucco cladding; stamped parging on foundation and chimney in irregular block pattern; - Modern-style details such as its: horizontal emphasis; low-pitch hipped roof with overhanging eaves; picture windows on front façade; simplified design; - Georgian-style influences such as its: uniform quoining and belt course between storeys, both in smooth masonry; modillions; prominent front entry centred on façade with uniform quoining on door surround, wide hip-roofed canopy with curved brackets, and 6-panel door with sidelights; - original fenestration such as its: single and double-assembly 2-over-2 single-hung wooden-sash windows and single assembly 5-light

	vertical fixed wooden-sash windows flanking chimney on main storey; single assembly 2-over-2 single-hung wooden-sash windows and octagonal window with hinged, wooden double sashes opening inward on upper storey; 3-light fixed wooden sash horizontal basement windows with wooden storm windows; plain wooden trim and sills; original door with reeded glass-block sidelights; - additional exterior architectural details including: small original garage with hipped roof, parging and stucco to match house; external tapered parged chimney; and - interior architectural details including: arched doorways, round corners, coved ceilings.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Vogel-Axler Residence, built in 1947, is significant as a distinctive, intact and very early example of the homes built during Glenora's Post-war settlement, as well as a rare two-storey home from that period. **(Theme Value – Pioneer Farms to First Suburbs)** The 1947 Vogel-Axler Residence is an early, well-preserved and unique example of a Modern-style home with Georgian detailing in Glenora. **(Theme Value – Architecture and Design)**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	ca 1971 – extension between garage and Vogel-Axler Residence Early 1970s – driveway to garage was paved 1970s – Aluminium replacement storm windows; red shutters added; kitchen renovation with new countertops and appliance placement; main-floor bathroom renovation; shutters added to upper storey windows on front elevation; exterior aluminium storms added. 1982 – 'Family room' rear addition 2015 – rubberized grey shingles replace asphalt Unknown Date - Addition of metal awnings on first-storey windows on front elevation
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The house remains as originally constructed with additions: window shutters in 1970s; garage extension ca1971; family room rear addition in 1982; metal window awnings at unknown date. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood, though includes additions of metal awnings, window shutters,

	and aluminium storms. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Vogel-Axler Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric. There are two rear, reversible additions to the original building, ca1971garage extension and 1982 family room rear addition. Prior to installation of weeping tile around the foundation by the present owners, the basement and foundation had suffered from leaks and other water problems. - Foundation: the concrete foundation is structurally intact; parging in good condition with some staining at downspout and chipping near ground level. - Cladding: the original stucco cladding is in good condition, with the exception of the rear elevation where stucco is failing; cracks extending from lintels of first floor windows to sills of second floor windows. - Windows: the home retains all its original window openings and wooden sashes; main and upper floor wooden storms have been replaced by aluminium. There is evidence of dry rot in some of the window sills. - Doors: the home retains its original wooden front door which is in good condition; aluminum external front storm door and trim has been added; original exterior rear double patio doors and opening are retained, but currently used as internal access to 1982 family room. - Roof: the roof structure and the roof cover (replaced in 2015) are in good condition; - Roof elements: closed stucco soffits are in good condition. - Decorative elements: the curved brackets, modillions,

	quoining, belt course, octagonal window, glass-block sidelights, and porch light fixtures are in good condition; note shutters and metal awnings are not original. - Porches: the canopied front porch is in good condition; - Garage: extension has been built ca1971 between garage and Vogel-Axler Residence; original garage in good condition but is experiencing stucco failure in some areas. - Interior: many original elements have been retained including arched doorways, round corners, and coved ceilings; kitchen cabinets; first floor black and white checkerboard linoleum floors; original fireplace (operable, but mantel reduced) and original handrail to second storey.

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Historic Resource
Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Smith Residence		
Address	10533 – 134 Street NW		
Neighbourhood	Glenora		
Legal Description	3875P;61;13,14		
Geographic Position	53.548812	-113.552485	NAD83
Site Area	975.17 m²		
Contributing resources	n/a		
Date of Construction	1950		
Architectural Style	Modern		
Architect	n/a		
Builder	Alex Dick		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as a unique and well detailed representation of	

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(see attached worksheets)	ongoing development of the Glenora neighbourhood during a period of rapid economic and population growth following the Second World War.	Modern architectural design.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



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Caption	Front elevation of the Smith Residence, looking to the west.
Location	10533 – 134 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of main entrance on the front elevation of the Smith Residence.

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Location	10533 – 134 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detailing of parged foundation with detailing around basement window openings along the north elevation of the Smith Residence.
Location	10533 – 134 Street NW
Copyright	City of Edmonton
Image 4 Description	

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Caption	Detail of red brick cladding along the front elevation of the Smith Residence.
Location	10533 – 134 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of external chimney clad in red brick and attached garage converted into living space along south elevation of the Smith Residence.
Location	10533 – 134 Street NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Rear view of the Smith Residence and detached two-car garage, looking to the northwest.
Location	10533 – 134 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of window on front elevation of the Smith Residence with manual retractable awning.
Location	10533 – 134 Street NW

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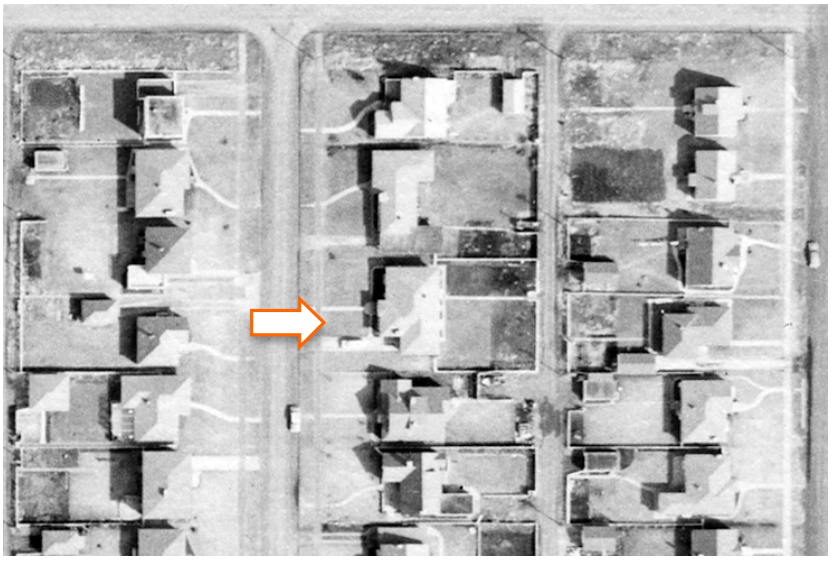
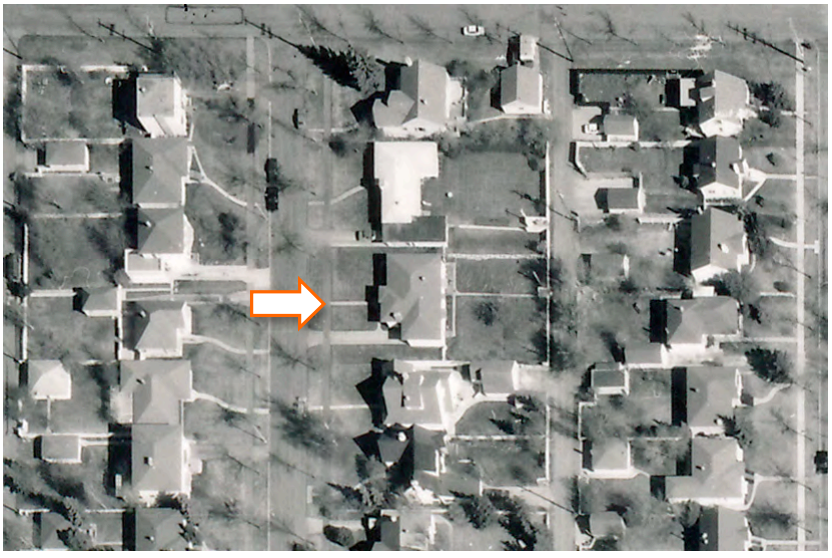
Copyright	City of Edmonton
Historic Photo	
Caption	1954 aerial image of the Smith Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Smith Residence.

Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Smith Residence, built in 1950, is valued for its association with the ongoing development of the Glenora neighbourhood during a period of rapid economic and population growth following the Second World War **(Theme Value – Pioneer Farms to First Suburbs)**. The Smith Residence is also valued as a representation of a unique and well detailed Modern architectural design **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950's
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No

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	Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Smith Residence is a one-storey Modern-style bungalow located on 134 Street NW between 105 Avenue and 106 Avenue in Edmonton's residential Glenora neighbourhood. The lot features a wide setback from the street and grassy boulevard lined with mature trees. The house is identified by its long rectangular façade and low-pitched hipped roof with stucco cladding large picture windows with cloth awnings and red brick cladding at the foundation level. The brick veneer also borders the front door and wraps around to cover an external chimney on the south elevation. The main entrance is centred on the west elevation on a slight projection from the façade. An additional hipped projection is located along the west elevation.
Heritage Value	The Smith Residence is valued for its association with the ongoing development of the Glenora neighbourhood during a period of rapid economic and population growth following the Second World War. The settlement of Glenora took place over several periods of development. The area north of Stony Plain Road was surveyed in 1906 by Montreal real estate developer James Carruthers but only minimal development took place over the next four decades. The 1911 subdivision south of Stony Plain Road (Old Glenora) was the first to grow as many of the city's wealthy professionals built along its Garden City inspired streetscape. This movement emphasized private garden space, walkability and road patterns that followed the natural contours of the landscape. After the Second World War, Edmonton experienced rapid transformation buoyed by improved economic conditions and a population boom fuelled by returning servicemen and new immigrants. This surging population equipped with better purchasing power led to a real estate boom in Glenora and the northern portion of the neighbourhood was built out over a short period of time between the late 1940s and mid 1950s. Most Post-war homes were single-storey bungalows designed for middle class families and did not replicate the size and stature of Old Glenora homes. Unlike Old Glenora's winding roads, new homes were laid down along the street grid system from the original 1906 survey. Despite these differences, the new developments borrowed the large setbacks and other elements of Old Glenora such as decorative street lamps and tree-lined boulevards.

	In 1950, local builder Alex Dick constructed the Smith Residence at a cost of $10,000 for its original occupants, Earl and Blanche Smith. Dick was a partner in the nearby automobile company Crescent Motors (14002 Stony Plain Road) and also constructed several homes in the Glenora neighbourhood during the Post-war boom period concentrated around 133 and 134 Street, including the Warren Residence across the street at 10422 134 Street. Earl Charles (1903-1982) was an accountant with Interprovincial Pipeline Ltd. (now Enbridge) where he worked until his retirement in the mid 1960s. The Smiths owned the home at least until the late 1980s. Earl was survived by his wife, Blanche Elizabeth (1906-2001) and they are interred together at Calgary's Queens Park Cemetery. The Smith Residence is also valued as a good representation of a unique and well detailed Modern architectural design. Its modest, single-storey massing and simple design elements identify it as part of the Post-war real estate boom. During this period, homes needed to be built quickly and economically to suit the budget of middle class families. The Modern Bungalow style eschews aesthetic flourishes, emphasizing functionality and simplicity in its form and massing. Other modern style details that contribute to its aesthetic appeal include its low and broad roof with overhanging eaves, the use of large picture windows on the front façade and dark red brick with stark white mortar lining the foundation, the door surround, a large chimney, and curved balustrade.
Character Defining Elements	The key elements that define the heritage character of the Smith Residence include, but are not limited to its: - siting on a tree-lined and grassy street of mature deciduous trees; surrounded by both modest, original homes and newly or recently constructed homes; residential neighbourhood in an urban environment; - location just south of the avenue that leads to Progressive Academy School; minimally set back from the street and not yet mid-block on the street with a paved lane running behind the property; - landscape elements such as its: concrete walkways to the main entrance and around to the rear; concrete driveway running along south side of property; garden bed plants and bushes hugging the façade; low hedges in rear next to lane; - form, scale and massing as expressed by its: low and broad, one-storey height; rectangular form with a longer façade

	facing street; low-pitched hipped roof with wide eaves that also create a generous overhang at the main entrance and in rear; low-pitched hipped projection on south side of front façade; enclosed hipped porch asymmetrically placed on front façade; - wooden frame construction as expressed by its: nailed wooden frame; concrete foundation; dark red brick veneer with white mortar at foundation, door surround, front stairs and low balustrade and chimney; stucco cladding; - Modern-style details such as its: low and broad roof with overhanging eaves; use of large windows to allow light; simple and unornamented appearance; functional feeling; use of traditional red brick as decorative trim; and - original fenestration such as its: original window openings on front façade; single assembly wooden-sash windows in basement; main entrance door placement on façade.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by	May 10, 2016

Municipal Heritage Planner's Mandatory Documentation

HRRP	
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	The Smith Residence, built in 1950, is valued for its association with the ongoing development of the Glenora neighbourhood during a period of rapid economic and population growth following the Second World War **(Theme Value – Pioneer Farms to First Suburbs)**. The Smith Residence is also valued as a representation of a unique and well detailed Modern architectural design **(Theme Value – Architecture and Design)**.
Period of Significance	1950s
Chronology of Alterations	Unknown Date • Original windows replaced with vinyl windows • Front door replaced • Attached garage on south elevation in-filled and converted to living space with large picture window • Original soffits replaced with aluminium
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity with its form, scale and massing intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, including the residential character of the neighbourhood, landscaped yards and tree-lined boulevard is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials: nailed wood frame, stucco and brick cladding. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the building's workmanship is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period.

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	Association ☒ Yes ☐ No ☐ Not Applicable The association of the residence with Glenora's expansion during the post-war period has not changed.
Statement of Integrity	The Smith Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. Overall, the residence is in good condition with its original form, scale, and massing largely intact. - Foundation: Concrete foundation is in good condition as is its decorative brick cladding. - Cladding: Stucco is in good condition and original to the residence. Minor staining under eaves. - Windows: Original windows have been replaced. - Doors: Front door has been replaced and storm door added. - Roof: Asphalt shingle roof in very good condition with no missing, split, or curled shingles. Soffits have been replaced. Gutters and RWL present with latter directed away from foundation. - Chimney: Chimney is in poor condition with missing brick and mortar loss present. Chimney is also leaning. Restoration required. - Decorative Elements: Brick surround around door is original and in good condition as are the brick steps. - Additions: Original attached garage has been filled in and converted to living space.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Williamson Residence		
Address	10216 Connaught Drive NW		
Neighbourhood	Glenora		
Legal Description	0220802;120;10A		
Geographic Position	53.543380	-113.541945	NAD83
Site Area	1,708.8m²		
Contributing resources	n/a		
Date of Construction	1920		
Architectural Style	American Colonial Revival		
Architect	H.C. Daniels		
Builder	H.C. Daniels		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as a very early and highly intact	**Style/Design/Construction** Significant as a well-preserved residence in the American	

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(see attached worksheets)	example of the high-status homes built during Glenora's Inter-war development era and as part of a significant Garden Suburb streetscape. **Event/Cultural Practice** **Institution/Person**	Colonial Revival Style, and Glenora's sole example. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Williamson Residence, looking to the northwest.

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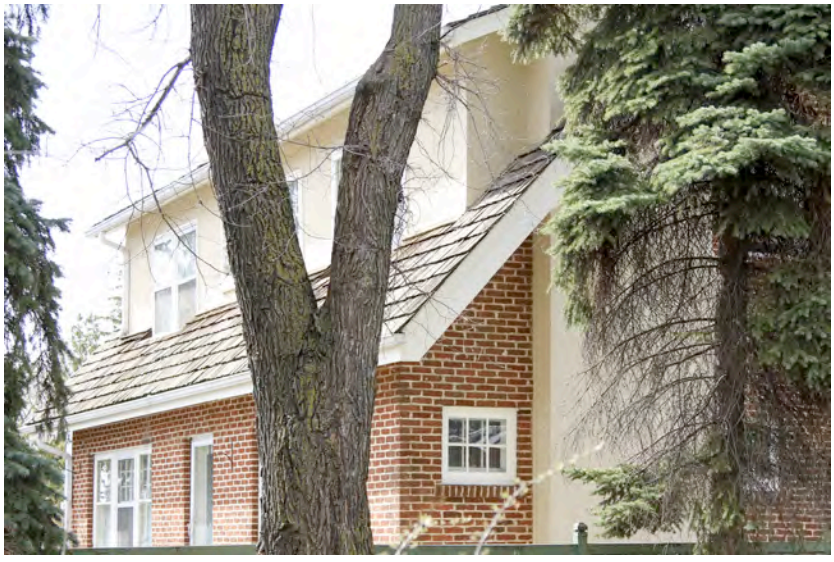
Location	10216 Connaught Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Williamson Residence, with the east elevation (right) partially visible, looking to the northwest.
Location	10216 Connaught Drive NW
Copyright	City of Edmonton
Image 3 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the east (left) and rear (right) elevations of the Williamson Residence, with the east half of the saddlebag dormer visible, looking to the southwest.
Location	10216 Connaught Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear elevation of the Williamson Residence, looking to the south.
Location	10216 Connaught Drive NW
Copyright	City of Edmonton

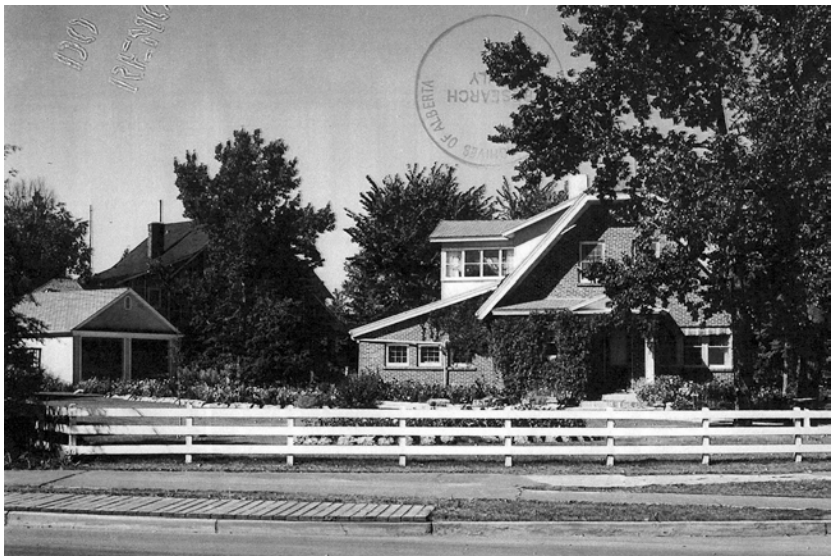
Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	View of the front elevation of the Williamson Residence, looking to the north.
Location	10216 Connaught Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	View of the front (right) and west (left) elevations of the Williamson Residence, looking to the north.
Location	10216 Connaught Drive NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 7 Description	
Caption	Context view of the large front yard of the Williamson Residence. An access driveway to serve the residence once existed in front of the residence, but has since been removed.
Location	10216 Connaught Drive NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of second storey gable projection.

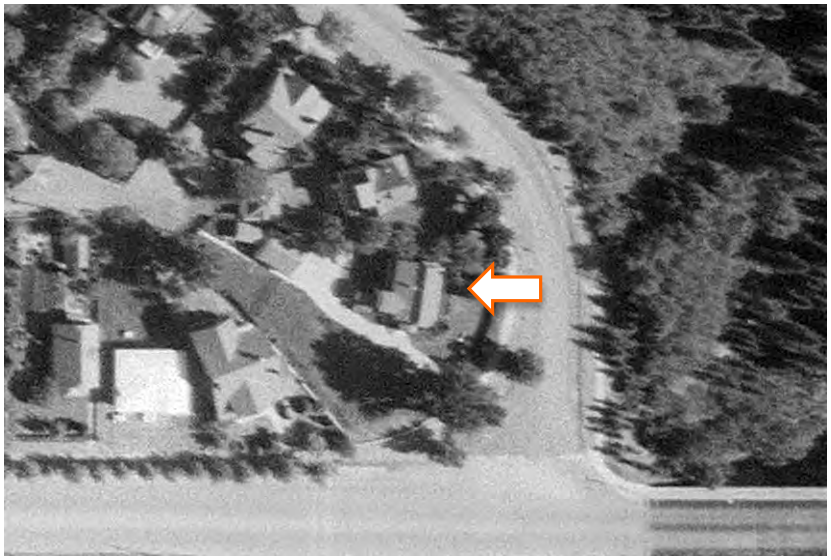
Municipal Heritage Planner's Mandatory Documentation

Location	10216 Connaught Drive NW
Copyright	City of Edmonton
Historic Photo	
Caption	View of the east elevation of the Williamson Residence from 1929.
Date	1929
Photographer	McDermid Studio, Edmonton
Copyright	Glenbow Archives (ND-3-4893)
Historic Photo	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the front yard of the Williamson Residence, showing a double garage at the rear of the lot (left) which is no longer on the landscape.
Date	August 16, 1950
Photographer	Alfred Blyth
Copyright	Provincial Archives of Alberta (Bl.1811/1)
Historic Photo	
Caption	View of the Williamson Residence with original front entry with brick stairs, closed brick balustrades, roof cover of asphalt shingles, and awnings over windows.
Date	May 18,1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R168-07)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1924 aerial image of the Williamson Residence.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada
Historic Photo	
Caption	1952 aerial image of the Williamson Residence.
Date	1952

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Williamson Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Williamson Residence, built in 1920, is valued as a very early and highly intact example of the high-status homes built during Glenora's Inter-war development era **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** As well, it is valued as part of the Connaught Drive streetscape, a definitive Garden Suburb street with City Beautiful and Garden City Suburb attributes controlled by the Carruthers Caveat **(Theme Value – The Carruthers Caveat and the Garden City Suburb).**

Municipal Heritage Planner's Mandatory Documentation

	The Williamson Residence, built during Glenora's 'Golden Age' of architecture, is significant as Glenora's sole example of the American Colonial Revival Style **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by	

Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Williamson Residence is a stately one and one-half-storey, wooden frame American Colonial Revival-style house clad in red brick and stucco, which faces southeast onto Connaught Drive. The front façade displays the main entry porch with decorative pediment supported by columns centred below a high hipped jerkin-head end gable. The side façades feature wide saddlebag dormers and symmetrical multi-assembly, multi-light hung windows. The residence is situated on a very large, roughly triangular parcel on a residential street with mature landscaping and tall boulevard street trees. It is located in the southeast part of the inner city residential community of Glenora, at the intersection of Connaught Drive and 102 Avenue, across from the grounds of Government House.
Heritage Value	The 1920 Williamson Residence, built in one of the Period Revival styles popular in the Inter-war years, is significant as an early and very well preserved example of the high-status homes built during that era of Glenora's development. The Williamson Residence is situated in Plan 2803AF 'Glenora Subdivision of River Lot 2' surveyed by Richard H. Knight and registered by James Carruthers in 1911. This pie-shaped area south of Stony Plain Road and north of 102 (formerly Athabasca) Avenue was the earliest part of the community to develop. Knight's plan features a large central circle (today called Alexander Circle) employing a grid-iron layout to the west and the Garden Suburb model to the east. The *Garden City Suburb* was an urban adaptation from the *Garden City* movement by Ebenezer Howard at the end of the 18th century and promoted by town planners like Thomas Adams in the early 19th century that promoted residential neighbourhoods integrated and designed within the natural environment. The Williamson Residence also possesses value for its setting on a significant streetscape which curves around Connaught Drive, following the natural contours of the ravine, and expresses Garden City Suburb and City Beautiful characteristics that have been carefully protected by the 1911 Carruthers Caveat. These include cast iron lamp posts, tree lined boulevards, very deep setbacks and the natural areas along the ravine. The large, beautifully landscaped

front yard (also controlled by caveat), makes an important contribution to the streetscape. Dr. George Leslie Williamson acquired the two large pie-shaped lots on Connaught Drive and 102 Avenue, across from the grounds of Government House. This was a choice location to build since the 1911-12 Lieutenant-Governor's residence was a symbol of Glenora's importance and social status; the lots alone were valued at $5,600 in 1922.

The Williamson Residence, built during Glenora's 'Golden Age' of architecture, is also significant as Glenora's sole example of the American Colonial Revival Style, a less commonly executed Period Revival style in Edmonton. In February 1920 Williamson obtained a permit to construct a residence at an estimated cost of $7,500 with plans and specifications by architect and contractor H.C. Daniels. As was popular with Inter-war homes, a Period Revival style was chosen, in this case referencing American colonial vernacular architecture. Situated on a prominent corner lot, the home features a high pitched side jerkin-head gabled roof with double-assembly, multi-light hung windows, symmetrically balanced on the façade with a centred entry door. The home's imposing pediment and columns above the front façade entry is also characteristic. The orientation faced onto a grand former driveway. The side facades feature saddlebag dormers with multi-light windows nestled into the main roof.

The home's builders, first owners and residents were Margaret ('Greta', died 1963) Munro and Dr. George Leslie (Les) Williamson (1884-1970) from 1921 until 1942. Their son Donald was raised in the home, and served in the Royal Canadian Navy during the Second World War; he was also Honourary Aide-de-Camp to the Lieutenant Governor. Leland (Lee) Stanford Williams (1894-1982) and his wife Marion Letitia Peacock (1893–1969) moved to the home in 1945 and were resident owners for over four decades. American-born Leland had moved to Edmonton at the age of 19 to work for Swift and married Marion in the same year. In 1925 he co-founded Weiller & Williams Co. Ltd., cattle commission agents which became one of the largest livestock commission firms in Canada with offices across North America. Williams held various management and senior positions becoming Principal in 1956. He was also known for raising thoroughbred race horses and his service as president of the Edmonton Exhibition Assn. Williams was inaugurated into the Canadian Racing Hall of Fame ca1941 and was recognized by Williams Court road in 1999.

Municipal Heritage Planner's Mandatory Documentation

Character Defining Elements	Key elements that define the heritage character of the Williamson Residence include, but are not limited to its: - setting on a quiet, curvilinear residential street with treed, grassy boulevards and mature street trees; - location and orientation on a very large corner lot and setbacks on all sides; deep setbacks from the street; location in relation to Groat Ravine and Government House; - landscape features such as wide pie-shaped lot with landscaped setbacks; mature coniferous and deciduous trees; - form, scale and massing as expressed by its: one and one-half-storey rectangular plan with short façade; steeply-pitched, jerkin headed roof; saddlebag dormers on side facades; one-storey square bay with windows with shed roof at rear façade; - wooden frame construction as expressed by its: wooden frame structure with textured red brick cladding in stretcher bond; stucco cladding on the dormers; parged chimney and bay window; concrete foundation with red brick cladding with white mortar in stretcher bond; red brick sills; wooden trim; - American Colonial Revival style details such as its: symmetrically balanced plan; multi-light hung windows recessed into façade with brick sills; saddlebag dormers; deep projecting verges with moulded wooden bargeboards and wooden tongue-in-groove soffits; projecting eaves with moulded wooden fascia boards; open front entry porch with decorative pediment supported by tapered square columns; - original fenestration including: single, double and triple-assembly 9-over-1 single-hung wooden-sash windows on front and side facades; triple assembly 6-over-6 single-hung wooden-sash windows with 2-light wooden storm windows in bay window; 6-light fixed wooden-sash windows with 6-light wooden storm windows on the main storey; single assembly 4-over-4 single-hung wooden-sash windows in the dormers; 6-panel original wooden door; and - additional details such as: tall, stucco-parged internal chimney and tall, wide stucco-parged, tapered external chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Williamson Residence, built in 1920, is valued as a very early and highly intact example of the high-status homes built during Glenora's Inter-war development era **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** As well, it is valued as part of the Connaught Drive streetscape, a definitive Garden Suburb street with City Beautiful and Garden City Suburb attributes controlled by the Carruthers Caveat **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Williamson Residence, built in 1920 during Glenora's 'Golden Age' of architecture, is significant as Glenora's sole example of the American Colonial Revival Style. **(Theme Value – Architecture and Design)**
Period of Significance	1919 to 1929 (Post WW I to Stock Market Crash)
Chronology of Alterations	pre-1950 • small front-gabled dormer extension above shed-roofed northwest wing, projecting from rear continuous dormer 1953 • fire insurance map shows wood shingles on roof pre-1978 • asphalt shingles applied to the roof post-1978 • original straight front stairs with closed brick balustrades replaced by curved concrete stairs without railings, • driveway removed • wooden shingles install on roof 2002 • consolidation of two lots into single lot
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale,

	massing and stylistic features intact. Pre-1950 gable-roofed addition employs compatible materials and design elements, it also is reversible. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Williamson Residence, which has also been enhanced by the lot consolidation. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Pre-war and Inter-war periods. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Pre-war and Inter-war periods has not changed; there are many other original homes of this period on Connaught Drive.
Statement of Integrity	The Williamson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact. - Roof: The roof structure and the roof cover, wooden shingles, are in good condition. - Roof elements: The wooden soffits and fascia boards are in very good condition. Soffits are original. Gutters and RWL are intact. - Foundation: Not visible, condition could not be assessed. - Cladding: The original stucco on the dormers is in good condition. The brick cladding is also in good condition, except above the front entry where there is irregular repointing of some mortar joints (mortar colour and/or

	width). - Windows: The home retains all its original window openings, wooden sashes, and wooden storms except some replacement storm windows. The brick sills, wooden window sashes and trim are all in good condition; - Doors: The original main door and hardware are intact and in good condition. The door on the east façade has been replaced. - Chimneys: The internal and external parged chimneys are in good condition with no settlement issues noted. - Decorative elements: Moulded wooden bargeboards and stucco on the tapered chimney and bay window in very good condition. - Porches: The open pedimented front porch and columns are in good condition and very original. The original closed brick balustrade and brick front stairs have been replaced by curved concrete stairs with no balustrade. - Garage: The rear alley-accessed garage is in good condition; although it is an addition to the site constructed post-1976. The original long driveway past the front entry to the rear garage has been removed.

City of Edmonton
Historic Resource
Management Program

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Winn Residence		
Address	10248 Connaught Drive NW		
Neighbourhood	Glenora		
Legal Description	240NY;120;18		
Geographic Position	53.544205	-133.543265	NAD83
Site Area	742.11m^2		
Contributing resources	n/a		
Date of Construction	1923		
Architectural Style	Arts and Crafts		
Architect	William Blakey		
Builder	Permanent Construction Co. Ltd.		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Indicative of the scale and the high value of	**Style/Design/Construction** Good example of William Blakey's designs.	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	residential construction following the First World War in Glenora. Good example of an attractive Arts and Crafts style home. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Winn Residence, looking to the southwest.
Location	10248 Connaught Drive NW

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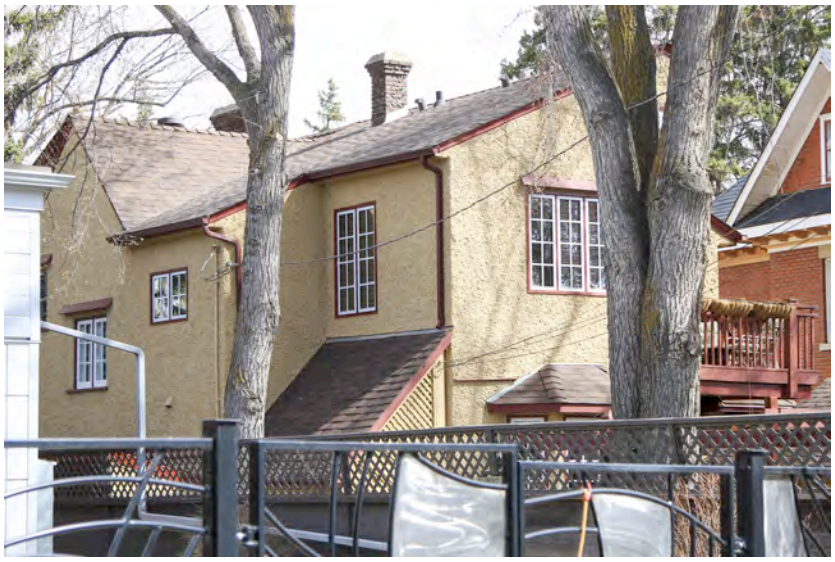
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and the west (right) elevations of the Winn Residence, looking to the south.
Location	10248 Connaught Drive NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the rear (right) and west (left) elevations of the Winn Residence, showing the two-storey addition on the rear. Looking to

	the east.
Location	10248 Connaught Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front (right) and east (left) elevations of the Winn Residence, looking to the west.
Location	10248 Connaught Drive NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the Winn Residence's single-door garage, accessed off of Connaught Drive.
Location	10248 Connaught Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the internal clinker brick chimney of the Winn Residence.
Location	10248 Connaught Drive NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the stucco and visible portion of the brick foundation of the Winn Residence on the front elevation.
Location	10248 Connaught Drive NW
Copyright	City of Edmonton

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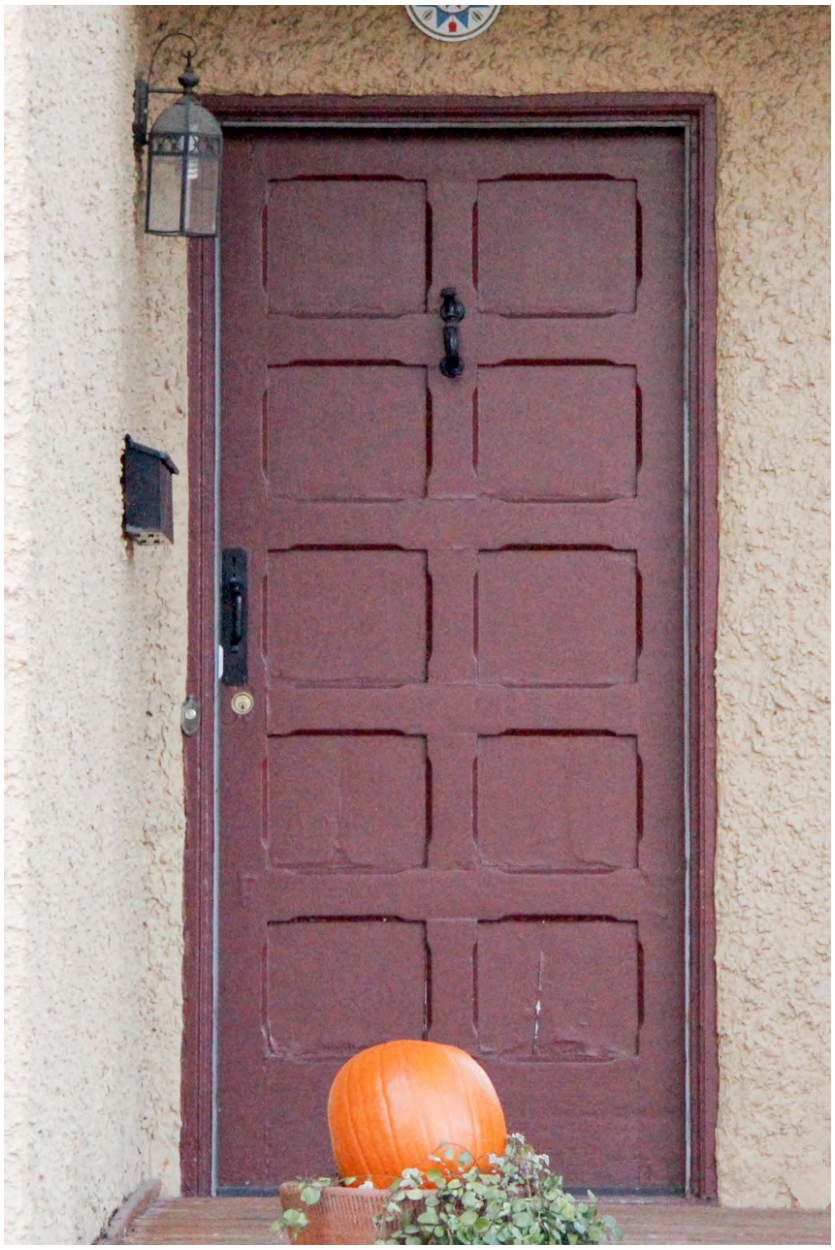
Image 8 Description	
Caption	Detail of the original wood, ten-panel front door of the Winn Residence.
Location	10248 Connaught Drive NW
Copyright	City of Edmonton

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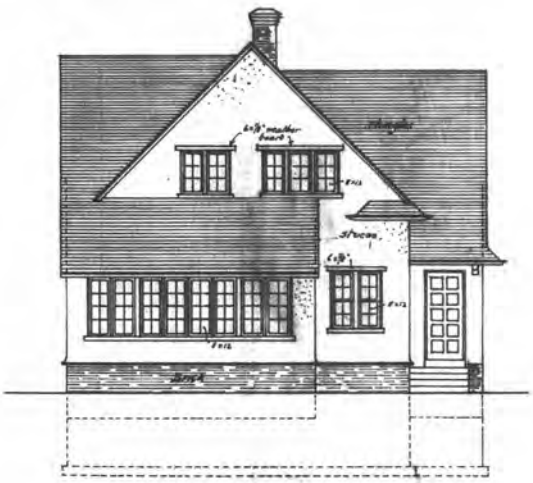
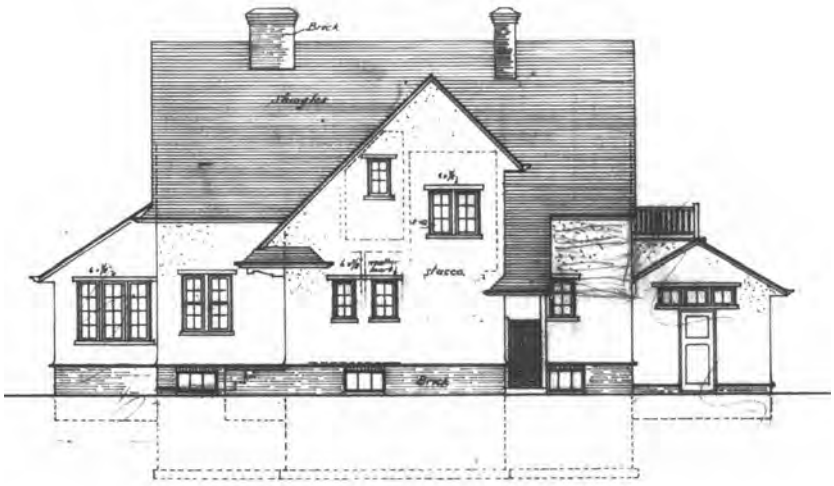
Image 9 Description	
Caption	Front elevation drawing of the Winn Residence by William Blakey.
Location	10248 Connaught Drive NW
Copyright	Provincial Archives of Alberta (PR1967.0100/36)
Image 10 Description	
Caption	West elevation drawing of the Winn Residence by William Blakey.
Location	10248 Connaught Drive NW
Copyright	Provincial Archives of Alberta (PR1967.0100/36)

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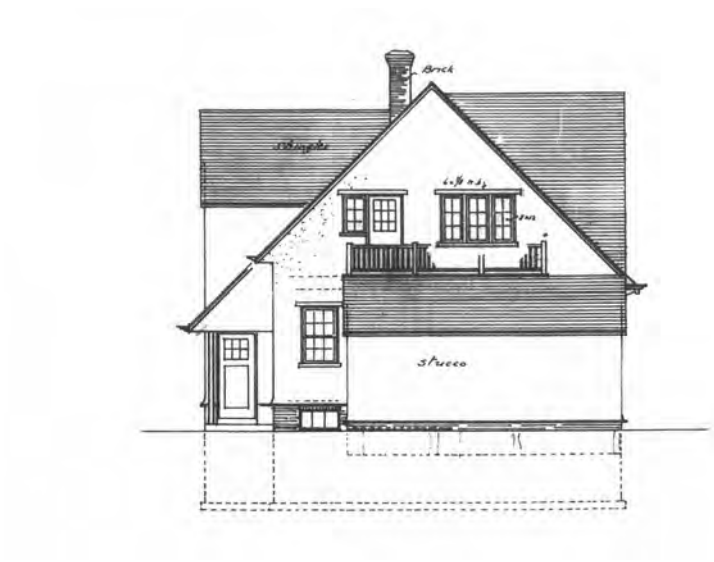
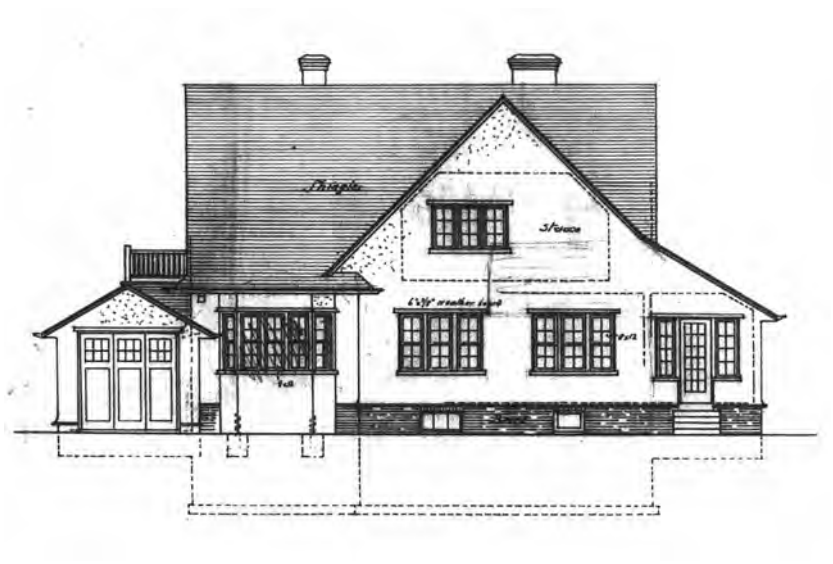
Image 11 Description	
Caption	Rear elevation drawing of the Winn Residence by William Blakey.
Location	10248 Connaught Drive NW
Copyright	Provincial Archives of Alberta (PR1967.0100/36)
Image 12 Description	
Caption	East elevation drawing of the Winn Residence by William Blakey.
Location	10248 Connaught Drive NW
Copyright	Provincial Archives of Alberta (PR1967.0100/36)

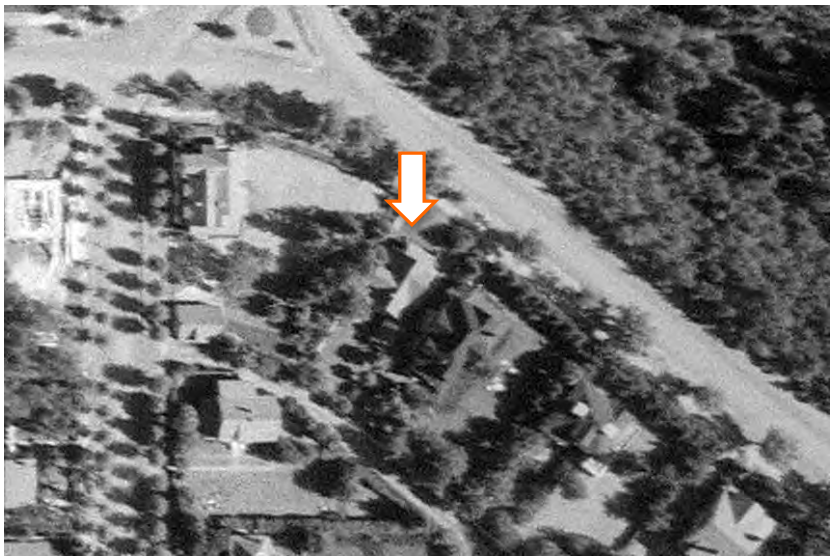
Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	Front elevation of the Winn Residence, as it appeared in 1978.
Date	May 18, 1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R168-17)
Historic Photo	
Caption	Front (right) and east (left) elevations of the Winn Residence, as it appeared in 1978.

Municipal Heritage Planner's Mandatory Documentation

Date	May 18, 1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R168-16)
Historic Photo	
Caption	1924 aerial image of the Winn Residence.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Winn Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Winn Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Winn Residence, constructed in 1923, is indicative of the scale and the high value of residential construction following the First World War in Glenora **(Theme Value – The Carruthers Caveat and Garden City Suburb).** The Winn Residence is significant as an example of the work of prolific Edmonton and Alberta architect, William George Blakey (1885-1975) **(Theme Value – Architecture and Design).** The Winn Residence is further valued as an attractive expression of an Arts and Crafts-style residence **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Winn Residence, a one and one-half storey stucco -clad dwelling, is situated on Connaught Drive NW, on the western ridge of Groat Ravine in Edmonton's Glenora neighbourhood. The house is setback from the street on a trapezoid-shaped lot between 103 Avenue NW and 102 Avenue NW. The residence is identifiable by its exterior stucco cladding, varied gabled and shed roofs, prominent front-gabled roof with partial skirt roof, multi-assembly windows on all façades and bank of windows on the front façade. A one-storey gabled hip roof garage is located at the southwest corner of the residence, accessible by a driveway off Connaught Drive NW.
Heritage Value	The Winn Residence, constructed in 1923, is valued as indicative of the large scale and high value of residential construction following the First World War in Glenora. Situated within the area defined by the Carruthers Caveat established in 1911 by Montreal developer, James Carruthers. The Carruthers Caveat dictated standards for lot development in Glenora such as: generous setbacks; prohibition of commercial construction; single dwellings only; positioning of a dwelling on a lot; and value of construction, to list a few. Carruthers established the caveat as a means of controlling the nature of development in Glenora to ensure a higher level of residential construction not present in other Edmonton neighbourhoods. This caveat supported the 1911 Garden City Suburb subdivision plan applied to this neighbourhood, which integrated neighbourhood development with the natural environment. Subsequently, Edmonton's professional and most prosperous residents settled in the community; creating an enclave of the city's elite, with the scale, design, and materials reflecting the financial position of its residents. The Winn Residence follows the tenants of the Caveat, thus maintaining the harmonious streetscape of Connaught Drive NW. The Winn Residence is also significant as an example of the work of prolific Edmonton and Alberta architect, William George Blakey (1885-1975). Born and educated in Sunderland, England, William trained under English architect George T. Brown, with his brother Richard Palin Blakey, also a noteworthy Edmonton architect. Immigrating to Canada in 1907, William settled in Edmonton and began work with the Department of Public Works. After three years, Blakey joined British architect Roland M. Lines' firm. While there,

	Blakey contributed to a variety of residential, institutional, and commercial projects. Blakey married Carrie Arnold Thomas in Edmonton, in 1914, and following the outbreak of the First World War, moved to Ottawa working as an inspector with the Department of Munitions, before traveling overseas with the Canadian Engineers. He returned to Edmonton in 1919, at which time he established his own architectural firm. It was during this period that he designed the extant residence for John W. Winn, a manager at Canada Life Ass. Co. William individually, and with his brother Richard, designed numerous houses in Glenora in a range of architectural styles. William Blakely's architectural design portfolio evolved through his career, embracing the new modern architectural styles the emerged following the Second World War. Blakey's evolution in design is represented by his Garneau Theatre, his modernization of the T. Eaton Co. Store, and the Danish Church, as well as his own residence on 101 Avenue NW. Blakey remained in Edmonton his entire life and is noted as being one of the longest practicing architects in Alberta. The Winn Residence is further valued as an attractive expression of the Arts and Crafts-style residence. The Winn Residence characterizes this architectural style through its form, scale, exterior stucco cladding, refined exterior ornamentation, and abundance of windows connecting the indoor space with the outside, permitting light to flood the interior of the residence. These elements are all hallmarks of Arts and Crafts architecture. The Arts and Crafts movement emerged in England in reaction to the mass production of goods and increased industrialization occurring at the end of the 19th century. The mechanization of factories resulted in the loss of skilled craftsmanship and the decorative arts. Followers of the Arts and Crafts movement advocated a return to highly crafted goods, functional design and ornamentation, and integration of buildings with their surroundings. Houses of this style reflect these concepts through uncluttered functional floor plans with highly crafted details, minimal exterior ornamentation, and use of a variety of natural materials.
Character Defining Elements	Key elements that define the heritage character of the Winn Residence include, but are not limited to its: – location on a corner lot on 103rd Avenue NW with laneway bordering its east side and rear of the lot in the Edmonton neighbourhood of Glenora; – siting on a trapezoid lot with setback facing Connaught

	Drive on the western ridge of Groat Ravine; – form, scale, and massing as expressed by its: one and one-half storey height with basement; rectangular plan; asymmetrical cross-gabled roof with partial skirt roof on front façade; – wooden-frame construction including: brick foundation; rough-cast stucco exterior bellcast at base of walls; – Arts and Crafts-style elements including: multiple fenestration openings allowing light to penetrate the interior; multi-assembly windows; stucco rough-cast stucco cladding; pointed bargeboards; wooden drip moulds; corbelled brick chimneys; minimal exterior decoration; – original fenestration such as: banked and double-assembly multi-pane wooden-sash casement windows on front façade; double and triple assembly 4-over-4 single-hung wooden-sash windows on front and side facades; ten paneled wooden door; and – additional elements including internal clinker brick chimneys.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Information	
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Winn Residence, constructed in 1923, is indicative of the scale and the high value of residential construction following the First World War in Glenora **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Winn Residence is significant as an example of the work of prolific Edmonton and Alberta architect, William George Blakey **(Theme Value – Architecture and Design)**. The Winn Residence is further valued as an attractive expression of an Arts and Crafts-style residence **(Theme Value – Architecture and Design).**
Period of Significance	1920s
Chronology of Alterations	Post 1978 • Windows replaced • Chimney added to side or residence • Shed roof dormers added • Two-storey addition to rear of residence • Garage replaced and placement rotated 90 counter-clockwise • Window and door on sun porch at driveway infilled • Bay window at northwest corner of residence removed and infilled • Front steps replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☐ Yes ☒ No ☐ Not Applicable The original design of the residence has been altered. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains aspects of its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable

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	The residence projects a historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Winn Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. - Scale and massing are intact; however the original form has been altered. - Residence is in good condition overall. - Foundation: Brick foundation in fair condition with chipped and cracked brick present, mortar loss, and efflorescence evident, indicating moisture issues at work. - Cladding: Stucco exterior in good condition with no cracks or missing sections evident. Minor localized staining present. - Roof: Asphalt shingle roof has no split of missing shingles. - Decorative Detailing: Wooden pointed bargeboards, wooden drip moulds. - Fenestration: Rectangular window openings. Multi-assembly windows on all façades. Original windows on upper storey have been replaced; however, the size of the openings have been maintained. Main floor windows are intact with new storms. Windows and entry on side of sun porch have been infilled. Bay window at northwest corner has been removed and infilled. Front door is original and in good condition. - Chimney: Two original clinker brick chimneys are in fair condition with no displacement evident; however, mortar loss is present. An external chimney has been added to the northwest facade of the residence. - Alterations include: One-storey garage at northwest corner of residence. Shed roof dormers added to southeast corner of house. One-storey garage added to northwest corner of building.

City of Edmonton
Historic Resource
Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Lowe Residence		
Address	10340 Connaught Drive NW		
Neighbourhood	Glenora		
Legal Description	2830AF;85;13,14		
Geographic Position	53.545374	-133.544620	NAD83
Site Area	842.27m^2		
Contributing resources	n/a		
Date of Construction	1927		
Architectural Style	Georgian Revival		
Architect	n/a		
Builder	James Hay		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Representative of period of	**Style/Design/Construction** Unique expression of Georgian Revival residence.	

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(see attached worksheets)	development beyond Glenora's initial site during the Inter-war period. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Lowe Residence, looking south.
Location	10340 Connaught Drive NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and west (right) elevations of the Lowe Residence. Looking to the southeast.
Location	10340 Connaught Drive NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the detached double garage at the rear of the Lowe Residence property. Looking to the north.

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Location	10340 Connaught Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the rooflines and soffits along the east elevation of the Lowe Residence.
Location	10340 Connaught Drive NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the two-storey porch on the front elevation of the Lowe Residence.
Location	10340 Connaught Drive NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of one of the several triple assembly windows with original wood storms, on the Lowe Residence.
Location	10340 Connaught Drive NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of a brick chimney located near the rear of the Lowe Residence.
Location	10340 Connaught Drive NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of brick chimney located on the east elevation of the Lowe Residence.
Location	10340 Connaught Drive NW
Copyright	City of Edmonton

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Historic Photo	
Caption	1952 aerial image of the Lowe Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Lowe Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Lowe Residence, built in 1927, is an excellent example of the nature of residential construction in Glenora during the Inter-war period, reflecting the economic position of its residents **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Lowe Residence is further valued as a strong expression of a Georgian Revival home possessing quintessential elements of this popular early 20th century style **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Lowe Residence is an impressive Georgian Revival-style residence situated on Connaught Drive NW east of 130 Street NW in Edmonton's Glenora neighbourhood. Setback from the street and opposite Groat Ravine, the residence is situated amongst a collection of fine historic homes. The Lowe Residence is highly recognizable by its two-storey height, rectangle plan, hipped roof, stucco exterior, and symmetrical design. The dominant feature on the front façade is a two-storey porch with multiple grouped slender square columns and balcony on second storey with open balustrade, sheltering a multi-panel front door with multi-light side-lights.
Heritage Value	The Lowe Residence, built in 1927, is an excellent example of the nature of residential construction in Glenora during the Inter-war period and reflects the economic position of its residents. The Carruthers Caveat, established by Montreal developer, James Carruthers in 1911, outlined specific guidelines for the development of properties in Glenora. Guidelines included: generous setbacks; ban of commercial construction; single dwellings only; positioning of dwelling on lot; and benchmark value of construction. Coupled with the 1911 Garden City Suburb established for the Glenora neighbourhood, which integrated neighbourhood development with the natural environment, design was tightly controlled within the southeast section of the neighbourhood. The Lowe Residence is an excellent example of the nature of residences constructed as a result of the Caveat and Garden City Suburb plan. The proximity of the neighbourhood to Edmonton's historic centre made Glenora a highly sought after neighbourhood for Edmonton's wealthy residents and professionals. The financial positioning of the residents is reflected in the neighbourhood's built heritage. Glenora underwent multiple waves of development, including before the First World War, the late 1920s, and following the Second World War. These development periods are reflected in Glenora's stock of residences through their scale and varied architectural styles. The Lowe Residence is one such home, constructed by local contractor James Ray for Harold Anderson Lowe for a cost of $8,000. Lowe, a clerk with Gillespie Grain Company and later an underwriter with W.L. Wilkin Ltd., immigrated from England which likely influenced his choice of style for the residence. Lowe lived in the residence with his wife Margery (nee

	Campbell) until Margery's death in 1952. Following her death, he moved to Penticton, BC, where he remained until his death 1967. The Lowe Residence is further valued as a robust expression of a Georgian Revival-style home possessing quintessential elements of this popular early 20th century architectural style. First established during the reign of England's three King Georges (1750-1820), Georgian architecture disseminated to eastern Canada, Upper Canada, by the late 18th century. A derivative of the Palladian style, hallmarks of Georgian architecture include balanced façades with minimal ornamental detailing, symmetry, and solid construction, resulting in many of these houses remaining largely intact centuries after they were constructed. The recurrence of this style in the form of Georgian Revival in the early 20th century is linked with the emergence of a time of entrenched traditionalism in North America from 1920s to early 1940s; harkening back to the domestic values and ideals of an earlier age. Georgian Revival possesses elements of Georgian architecture such as its symmetry of form, hipped roof, central entry, pedimented porches, dentil courses, sidelights and fanlights. The Lowe Residence is characterized by all these elements.
Character Defining Elements	Key elements that define the heritage character of the Lowe Residence include, but are not limited to its: – location roughly mid-block on Connaught Drive NW near 103rd Avenue NW in the Edmonton neighbourhood of Glenora; – siting on a trapezoid lot with setback on the western ridge of Groat Ravine; – form, scale, and massing as expressed by its: two-storey height with full basement; rectangular plan; hipped roof; square bay on west side of house with hipped roof; – wooden-frame construction including: concrete foundation; smooth stucco exterior; – Georgian Revival elements including: symmetry in design; hipped roof; minimal exterior detailing; central entry with sidelights; pedimented porch with triple grouped columns and second storey balcony; multi-light vertical rectangle windows; dentils; tongue-and-groove soffits; – original fenestration such as: triple assembly wooden-sash single-hung 6-over-1 windows with wooden-sash storms on either side of 12-over-1 single-hung wooden-sash windows with wooden-sash storms; single-assembly 12-over-1 single-

	hung wooden-sash windows with wooden-sash storms; single-assembly 9-over-1 single-hung wooden-sash windows with wooden-sash storms; double assembly multi-light wooden-sash hopper windows with wooden-sash storms; single assembly multi-light wooden-sash hopper windows with wooden sash storm; four panel wooden door with multi-light upper panel; eight panel wooden door with upper lights and multi-light wooden-sash side lights with multi-light wooden-sash storms; corbelled drip moulds; and – additional elements including external red brick chimney with grey mortar.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Lowe Residence, built in 1927, is an excellent example of the nature of residential construction in Glenora during the Inter-war period reflecting the economic position of its residents **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Lowe Residence is further valued as a strong expression of a Georgian Revival home possessing quintessential elements of this popular early 20th century style **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Post-1927 • Porch roof changed from hipped roof, 2nd floor balcony with access added to porch. Post 1953 • Two-storey addition to rear of residence • One-storey addition to side of residence • Modification of pedimented porch's balustrade and posts • Second brick chimney installed • One-storey garage constructed at rear of lot
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has been altered; however the alterations are not highly visible from the street and/or sympathetic in design. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The residence projects a strong historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Lowe Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. - Scale and massing are intact; however the original form has been altered through additions to the rear and side of the house. - Residence is in excellent condition. - Cladding: Stucco exterior in good condition with no cracks or missing portions detected. - Roof: Asphalt shingle roof has no split of missing shingles. Tongue and groove wooden soffits are original and in good condition. - Decorative Detailing: Wooden fenestration trim, corbelled drip moulds, columns, dentils, modillions, are original and in good condition. - Fenestration: Rectangular window openings, multi-light wooden-sash windows, wooden-sash storm windows, multi-light wooden sidelights with storms, and doors are all original and in very good condition. - Chimney: Original external brick chimney with red brick and grey mortar shows no evidence of deterioration. - Alterations to the residence include: two-storey addition to the rear; a one-storey addition to the side of the house; second brick chimney added; porch altered from one-storey to two and balcony added to second floor of porch; balustrade and posts altered on pedimented porch; front steps and planter retaining wall has been added; one-storey garage has been added to the rear of the lot.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Dunn Residence		
Address	10348 Connaught Drive NW		
Neighbourhood	Glenora		
Legal Description	2803AF;85;15,16		
Geographic Position	53.544205	-113.544916	NAD83
Site Area	677.8m^2		
Contributing resources	n/a		
Date of Construction	1913-1914		
Architectural Style	Tudor Revival		
Architect	James Henderson (1913) MacDonald & Magoon (1935)		
Builder	Clindinin & Turner (1913) John R. McIntyre (1935)		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** A very early residence in Glenora developed	**Style/Design/Construction** Example of an early renovation of a residence in the Tudor Revival	

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(see attached worksheets)	under the Carruthers Caveat and Garden City Suburb Plan. **Event/Cultural Practice** **Institution/Person** Association with noteworthy Edmontonians' Dr. D. Dunn and J.T.J. Collisson.	style by prominent Edmonton architects G.H. MacDonald and H.A. Magoon. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☒ Politics and Government ☒ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☒ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Dunn Residence, looking to the south.

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Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Dunn Residence, looking to the south.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Front elevation of the Dunn Residence, looking to the south.

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Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Rear elevation of the Dunn Residence, looking to the north.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the 1935 sunroom addition on the rear of the Dunn

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	Residence.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the second storey of the Dunn Residence on the rear elevation above the 1935 sunroom addition.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the west portion of the rear elevation of the Dunn Residence in which the second storey balcony was enclosed, and an addition added on the first storey, both in 1988.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the woodwork in the gable peak on the front elevation of the Dunn Residence, competed as part of the 1935 renovations.

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Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the banked assembly of wood windows with stone surround (Indiana Limestone) on the front elevation of the Dunn Residence. Added as part of the 1935 renovations.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton

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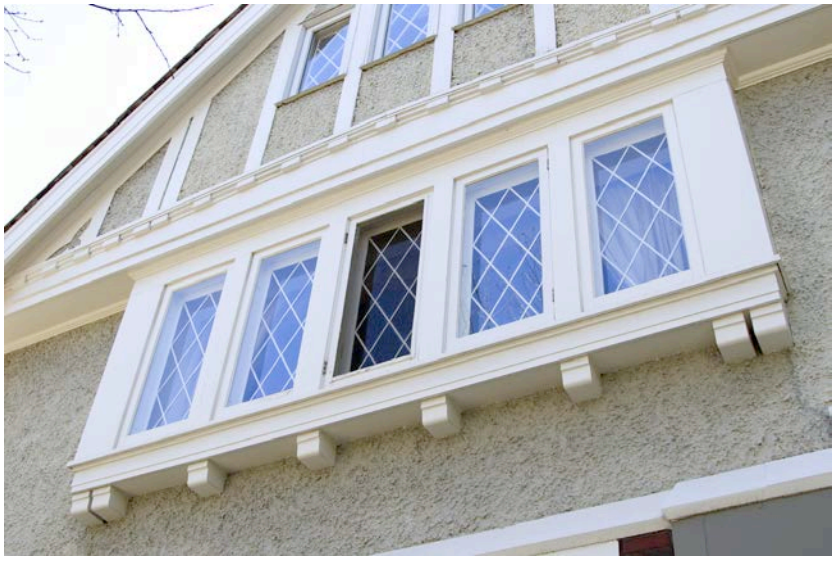
Image 10 Description	
Caption	Detail of the clinker brick chimney, located near the northeast corner of the Dunn Residence.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 11 Description	
Caption	Detail of the driveway to the attached garage of the Dunn Residence, showing the clinker brick veneer on the east elevation.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of the ornamental stone screens on the open porch of the main entrance to the Dunn Residence, installed as part of the 1935 renovations.

Municipal Heritage Planner's Mandatory Documentation

Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 13 Description	
Caption	Detail of the stucco used primarily above the first storey of the Dunn Residence.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 14 Description	

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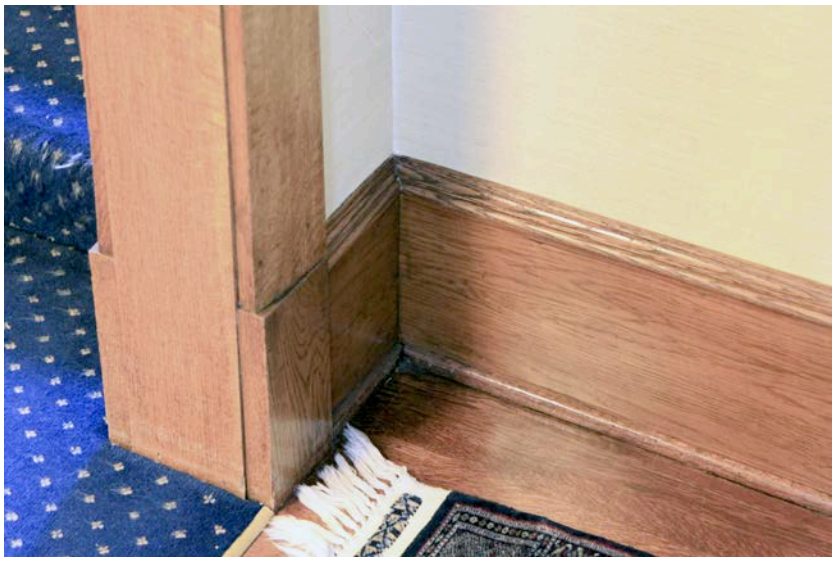
Caption	Detail of the banked assembly of wood windows on the second storey of the front elevation of the Dunn Residence, installed as part of the 1935 renovations.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton
Image 15 Description	
Caption	Detail of the wood trim used throughout the interior of the Dunn Residence.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton

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Image 16 Description	
Caption	Detail of the coffered ceiling in the interior living area of the Dunn Residence.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton

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Image 17 Description	
Caption	Front elevation drawing of the Dunn Residence by MacDonald & Magoon prior to the 1935 renovations.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton Archives (MS 328/80)

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Image 18 Description	
Caption	Proposed front elevation drawing of the Dunn Residence by MacDonald & Magoon prior to the 1935 renovations.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton Archives (MS 328/80)

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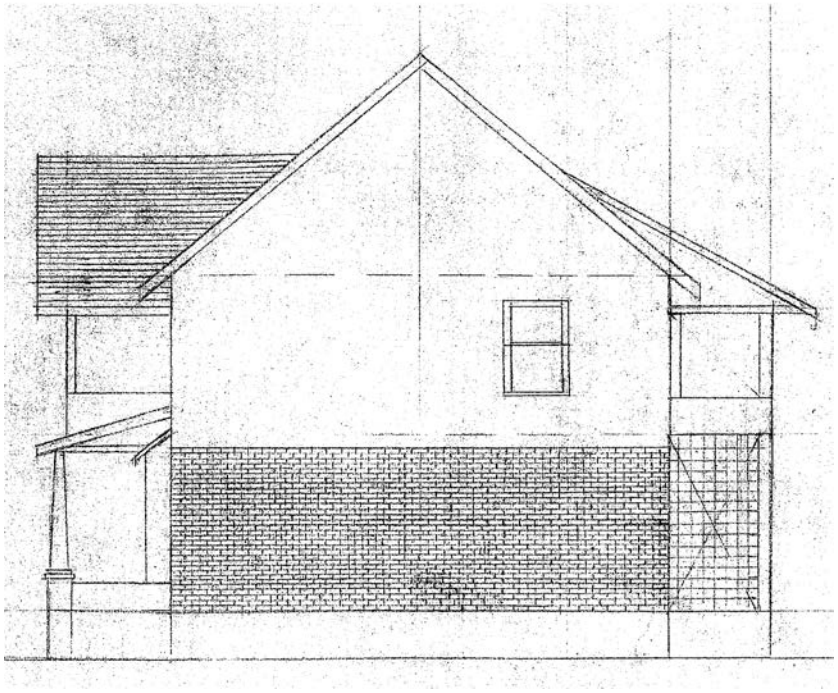
Image 19 Description	
Caption	West elevation drawing of the Dunn Residence by MacDonald & Magoon prior to the 1935 renovations.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton Archives (MS 328/80)

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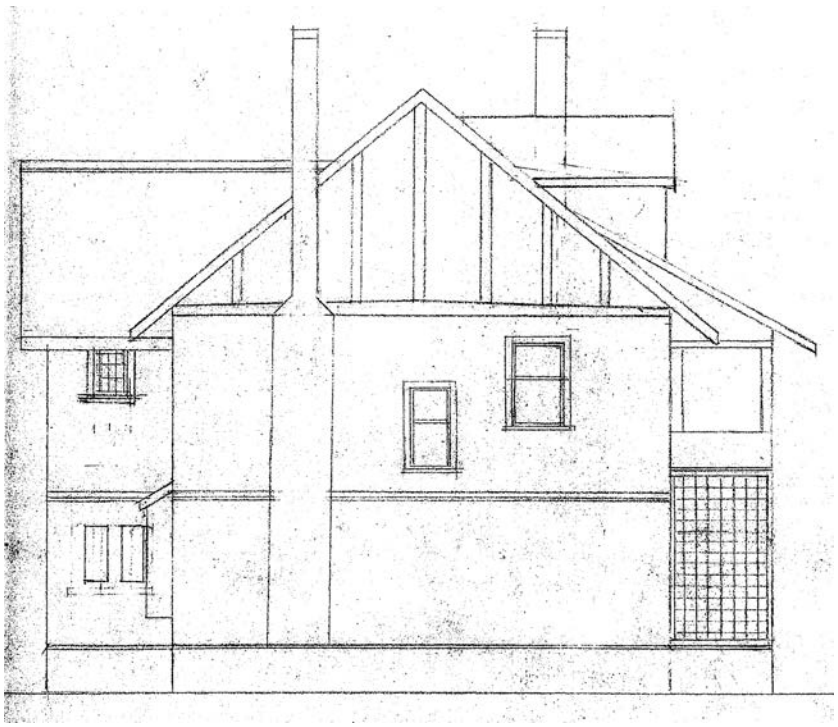
Image 20 Description	
Caption	Proposed west elevation drawing of the Dunn Residence by MacDonald & Magoon prior to the 1935 renovations.
Location	10348 Connaught Drive NW
Copyright	City of Edmonton Archives (MS 328/80)
Historic Photo	

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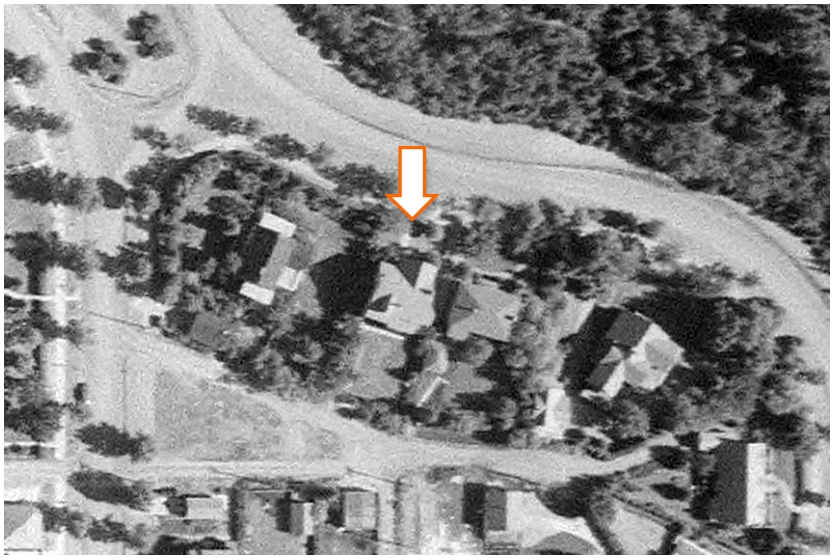
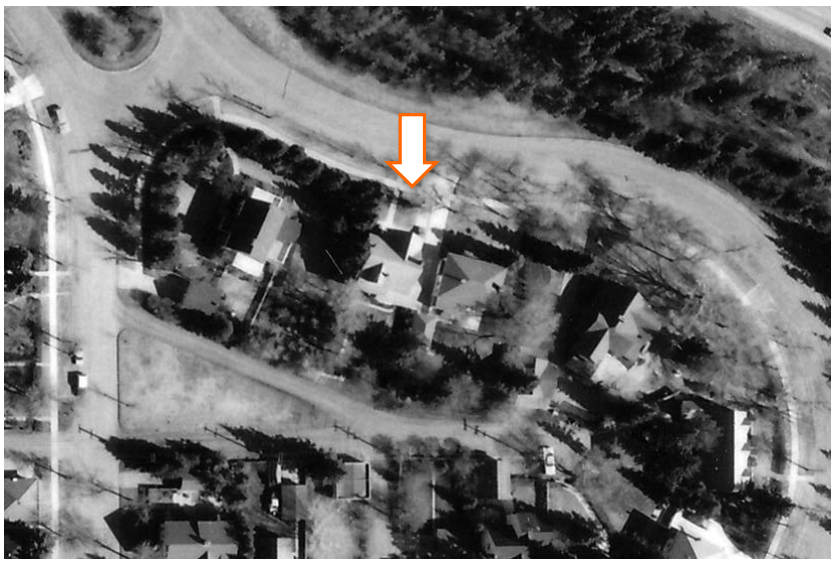
Caption	View of the Dunn Residence in 1927, prior to the 1935 renovations.
Date	1927
Photographer	McDermid Studio, Edmonton
Copyright	Glenbow Archives (ND-3-3681)
Historic Photo	
Caption	View of the front elevation of the Dunn Residence, as it appeared in 1978
Date	May 18,1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R168-27)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	View of the rear elevation of the Dunn Residence in 1987, prior to the addition on the southwest corner the following year.
Date	1987
Photographer	Barbara Finlay
Copyright	Barbara Finlay
Historic Photo	
Caption	1924 aerial image of the Dunn Residence.

Municipal Heritage Planner's Mandatory Documentation

Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada
Historic Photo	
Caption	1952 aerial image of the Dunn Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1976 aerial image of the Dunn Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Dunn Residence, constructed in 1913, is valued as a very early Glenora residence, constructed under the guidelines of the Carruthers Caveat and Garden City Suburb Plan, during an initial phase of settlement prior to the First World War **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Dunn Residence is further valued for its association with first owner Dr. D.J. Dunn, and second owner J.J.T. Collisson, both of whom significantly contributed to Edmonton's health, political, educational, and judicial well-being **(Theme Value – People Value)** The Dunn Residence is valued as rare example of an early residential renovation designed by regarded Edmonton architects George Heath MacDonald and Herbert Alton Magoon, in the Tudor

Municipal Heritage Planner's Mandatory Documentation

	Revival style **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☒ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1910s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The two and one-half storey Dunn Residence is situated on Connaught Drive NW east of 130 Street NW overlooking Groat Ravine in Edmonton's Glenora neighbourhood. Located on a street of historic residences, the Dunn Residence is highly identifiable by its unique Tudor Revival style, characterized through its half-timbering, mixture of stone, clinker brick, and stucco cladding, multiple groupings of tall multi-assembly windows, steep pitched roof, and overhanging eaves.
Heritage Value	The Dunn Residence, constructed in 1913, is valued as a very early Glenora residence, constructed under the guidelines of the Carruthers Caveat and Garden City Suburb Plan, during an initial phase of settlement prior to the First World War. The Edwardian boom resulted in a period of population growth, which in turn caused an extensive phase of construction throughout the City of Edmonton. The development of neighbourhoods beyond Edmonton's downtown core, such as Glenora, occurred during this period. James Carruthers, who first owned the land upon which Glenora stands, established the Carruthers Caveat (1911) to regulate development of Glenora. The Caveat established a variety of standards such as: setbacks; prohibition of commercial construction; restriction to single dwellings only; positioning of dwelling on lot; and substantial value of construction. The Caveat resulted in Glenora's impressive collection of large, exceptionally constructed homes using high quality materials designed in a variety of architectural styles. The Dunn Residence, designed by notable Edmonton architect James Henderson (1861-1932), is one of the earliest residences designed under the Caveat's standards. Educated in England and a Fellow of the Royal Institute of British Architects, Henderson designed a number of impressive residential, commercial, and institutional buildings in the City. He had designed the residence in the Arts and Crafts style with square plan, side-gabled roof, front porch with balcony above under front-gabled projection, stucco cladding, multi-assembly windows, and half-timbering. The Dunn Residence is further valued for its association with first owner Dr. D.J. Dunn, and second owner J.T.J. Collisson, both of whom significantly contributed to Edmonton's health, political, educational, and judicial well-being. Dr. David J. Dunn (1867-1942) graduated from Trinity Medical College in 1893, working in London,

England, and New York, prior to settling in Edmonton with his wife Josephine (1876-1969). Dunn specialized in diseases of children and was appointed to the position of Chief Medical Inspector for Edmonton Public Schools from 1910 to 1936. While in this role he improved sanitation and health condition in schools and is credited for his work to eliminate diphtheria from schools.

James Thomas Joseph Collisson (1875-1962), second owner of the extant home, was born and educated in Ontario, before moving to Edmonton in 1898, to work as a teacher. After a brief stay in Dawson, Yukon, Collisson returned to Edmonton in 1905, joining the law firm of Short, Cross, and Bigger. Admitted to the Law Society of Alberta in 1908, Collisson also pursued a career in public service serving as Edmonton municipal councilor (1920-1926, 1928-1932), as well as on Edmonton's separate school board. His contributions to Edmonton's citizens also extended to serving as chairman of the public welfare board and as a board member with Edmonton's Community Chest. James and Irene (1890-1976) Collisson owned 10348 Connaught Drive NW from 1919 to 1976, and were responsible for the 1935 renovation to the residence.

The Dunn Residence is valued as rare example of an early residential renovation designed by regarded Edmonton architects George Heath MacDonald and Herbert Alton Magoon, in the Tudor Revival style. MacDonald and Magoon worked together for nearly three decades, during which time they designed a number of impressive residences in Glenora. MacDonald (1883-1961) was born in Murray Harbour, P.E.I, and first worked with Magoon at Dominion Steel and Coal Company as a draughtsman before attending McGill University where he graduated with a degree in architecture in 1911. Following his graduation he joined Magoon's firm in Edmonton. Magoon (1863-1941), born in Warwick, Quebec, obtained his architecture degree from the University of Chicago and worked in Illinois and Nova Scotia, before moving to Edmonton in 1904. The timing of the renovation of the original Arts and Crafts-style residence in 1935 is unique due to its occurrence at the height of the Great Depression, and alludes to the financial position of the owner. Tudor Revival emerged in the Inter-war period and arose as the public's desire for design to reference historic ideals and domestic values became popular in the 1920s-1940s. MacDonald and Magoon's alterations to the include: closing in of the front porch and second floor balcony into living spaces; installation of stone around windows and the recessed front entry, modification of

	double assembly windows to triple and banked windows with multi-light and diamond glass sashes, as well as decorative wood details.
Character Defining Elements	Key elements that define the heritage character of the Dunn Residence include, but are not limited to its: – location on Connaught Drive near 103rd Avenue NW, adjacent to Groat Ravine in the Edmonton neighbourhood of Glenora; – siting on a rectangle lot setback from Connaught Drive; – form, scale, and massing as expressed by its: two and one-half storey height with basement; square plan; side-gabled roof with front-gabled projection on the front façade; cedar shingle roof; – wooden-frame construction including: concrete foundation; clinker brick and stucco exterior; Indiana Limestone fenestration surrounds and balustrade; – Arts and Crafts-style elements including: form, scale, massing, triangular wooden brackets in eaves; exposed rafter tails; variety of cladding materials; shed roof canopy over front window; corbelled clinker brick chimneys; half-timbering; open soffits; – Tudor Revival-style elements such as: decorative wood detailing to half-timbering; pointed bargeboards; tall windows with arched lintels; Indiana Limestone surrounds at first floor window and front entry; quoining; multi-light glass windows; Indiana Limestone screen panels; – original fenestration such as: triple assembly window with wooden casement storm windows; triple assembly wooden casement window with diamond patterned leaded glass and wooden storm casement windows; bank of wooden casement windows with diamond patterned leaded glass and wooden storm casement windows; double assembly wooden casement windows with wooden casement storm windows and double assembly wooden transom with wooden storm windows; bank of wooden casement windows with wooden storm casement windows; single assembly casement wooden sash windows with decorative wooden muntins and awning style wooden storm windows; single assembly wooden-sash casement window with leaded glass and wooden awning style storm window; double assembly wooden casement windows with wooden casement storm windows; clinker brick and wood sills; clinker brick jack-arch lintels; six-panel wooden door with

	two-panel wooden storm door with multi-light glass upper panel; two-panel wooden door with glass upper panel; – additional elements including: one-storey side-gabled garage with clinker brick cladding, half-timbering with stucco in gable, exposed rafter tails, cedar shingle roof; and – interior elements such as: wooden window and door trim, baseboards, coffered ceiling, pocket doors, fireplace surround, flooring, square newel post and balustrade, paneled doors; door hardware; radiators; bathroom tile and some bathroom fixtures.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Dunn Residence, constructed in 1913, is valued as a very early Glenora residence, constructed under the guidelines of the Carruthers Caveat and Garden City Suburb Plan, during an initial phase of settlement prior to the First World War **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Dunn Residence is further valued for its association with first owner Dr. D.J. Dunn, and second owner J.J.T. Collisson, both of whom significantly contributed to Edmonton's health, political, educational, and judicial well-being **(Theme Value – People Value).** The Dunn Residence is valued as rare example of an early residential renovation designed by regarded Edmonton architects George Heath MacDonald and Herbert Alton Magoon, in the Tudor Revival style **(Theme Value – Architecture and Design).**
Period of Significance	1910s
Chronology of Alterations	1935 • Front porch and balcony above infilled • External east chimney cap corbelled • Triple assembly windows installed in front-gabled projection • Clinker brick vestibule with Indiana Limestone surround, Indiana Limestone decorative screen, and curved Indiana Limestone balustrade installed at front entry • Curved bargeboards changed to pointed • Decorative trim and crests added to existing half-timbering in gable on front façade • Rear portion of residence west of garage extended event with adjacent garage and bay window installed 1988 • Rear second floor screened balcony enclosed as living space • One-storey shed roofed addition to southwest corner of residence expanding it south and west 1994 • Repointing on front façade with darker mortar 2000s

	• One storey addition to rear of garage • Second floor original maple floors covered with new flooring 2010s • Some windows replaced with vinyl windows, although wooden storms retained 2016 • Removal of paint layers from Indiana Limestone features on front facade • Removal of carpet from front staircase, exposing original Indiana Limestone Unknown Date • En suite bathroom added to Master Bedroom • Removed gas fireplace from Master Bedroom • Third storey built-in bookcase cut down to make room for a closet • Re-drywalled the third storey • Added third storey bathroom • Basement windows replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☒ Yes ☐ No ☐ Not Applicable The design of the residence has not been altered since the 1935 renovation. Additions have been placed on the rear of the residence. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains nearly all its original materials from the 1913 and 1935 periods. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition and design. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence projects a historic aesthetic.

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	Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Dunn Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. - Scale and massing are intact from the time of the 1935 renovation; however the original form has been altered through multiple additions to the rear of the residence. - Residence is in very condition overall, with a high degree of integrity. - Foundation: Concrete foundation is in good condition. - Cladding: The clinker brick cladding and stucco cladding are in good condition with localized minor cracks present in stucco. Previously repaired cracks are also present, particularly around fenestration. - Roof: The cedar shingle roof is in excellent condition. Gutters and RWLs are present and well anchored. The original open soffit has been maintained. - Decorative Detailing: Wooden elements from 1913 and 1935 construction are in good condition. No rot, or paint failure was detected. The Indiana Limestone window surround, entry surround and decorative Indiana Limestone panels at entry are in excellent condition with no cracks or chips noted. - Fenestration: The majority of the original wooden casement windows from 1913 and 1935 construction have been retained with their original wooden storms. Some upper storey interior casement windows have been replaced. A number of the basement windows have been replaced. - Chimney: Three clinker brick chimneys are in good condition with no displacement, mortar or masonry unit loss detected. An external chimney has been added to the side of the residence. - Additional elements: Multiple additions have been added to the rear of the residence and garage; however they minimal impact the overall design and aesthetic of the residence.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	McClory Residence		
Address	10406 Connaught Drive		
Neighbourhood	Glenora		
Legal Description	2803AF;84:10		
Geographic Position	53.54644	-113.54640	NAD83
Site Area	703.524m^2		
Contributing resources	n/a		
Date of Construction	1927		
Architectural Style	Georgian Revival		
Architect	MacDonald & Magoon		
Builder	John L. Arnett		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as an example of Georgian Revival architecture in	

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(see attached worksheets)	early development of the Old Glenora neighbourhood. **Event/Cultural Practice** **Institution/Person**	the Glenora neighbourhood **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the McClory Residence, looking to the north.
Location	10406 Connaught Drive
Copyright	City of Edmonton

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Image 2 Description	
Caption	The front (left) and east (right) elevations of the McClory Residence, looking to the northwest.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of main entrance on front elevation, looking to north.
Location	10406 Connaught Drive

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Copyright	City of Edmonton
Image 4 Description	
Caption	The front (left) and east (right) elevations of the McClory Residence, looking to the northwest.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of a triple assembly window with original wood storms on the front elevation of the McClory Residence.

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Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of sunroom, projecting off of the west elevation of the McClory Residence, with a decorative wood balustrade on second-storey porch.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 7 Description	

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Caption	Detail of detached single car garage located on the west side of the McClory Residence property. Access to garage is from Connaught Drive/104 Avenue.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 8 Description	
Caption	Large, mature willow tree located in the front yard of the McClory Residence.
Location	10406 Connaught Drive
Copyright	City of Edmonton

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Image 9 Description	
Caption	Detail of the second story of the west elevation of the McClory Residence with the balustrade of the second storey porch over the sunroom visible in the foreground.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of clinker brick chimney, centrally located on the west elevation of the McClory Residence.

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Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of double assembly windows along the west elevation of the sunroom on the McClory Residence.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 12 Description	

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Caption	Detail of the concrete stairs leading to the rear entrance of the McClory Residence.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 13 Description	
Caption	Clinker brick fireplace in the sunroom of the McClory Residence.

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Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 14 Description	
Caption	Main staircase to the upper storey in the McClory Residence.
Location	10406 Connaught Drive

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Copyright	City of Edmonton
Image 15 Description	
Caption	Wood posts and balustrade of the staircase on the second storey of the McClory Residence.
Location	10406 Connaught Drive
Copyright	City of Edmonton
Image 16 Description	
Caption	View of the attic space in the McClory Residence, looking to the west.

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Location	10406 Connaught Drive
Copyright	City of Edmonton
Historic Photo	
Caption	View of the McClory Residence as it appeared in 1929.
Date	1929
Photographer	McDermid Studios
Copyright	Glenbow Archives (ND-3-4822b)

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Historic Photo	
Caption	Isabel McClory (right), wife of John A. McClory, with their children, John (Jack) and Margaret.
Date	c1925
Photographer	McClory family
Copyright	John T. Gilmour (Fayetteville, Arkansas)

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Historic Photo	
Caption	1952 aerial image of the McClory Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the McClory Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The McClory Residence, built in 1927, is valued for its association with the early development of Edmonton's Glenora neighbourhood south of Stony Plain Road **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The McClory Residence is also valued as an example of Georgian Revival architecture in the Glenora neighbourhood **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

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	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The McClory Residence is a two and one-half storey Georgian Revival home located on Connaught Drive near the intersection with 130 Street NW in Edmonton's Glenora neighbourhood. The stucco-clad residence is set back from the street with a manicured lawn and large, mature willow tree in the front yard. The residence features a symmetrical long façade with a medium-pitched side-gabled roof. The front entrance is centred on the south elevation covered by an open porch supported by two square columns. A single-storey sunroom connects with the west elevation and its roof serves as an open balcony.
Heritage Value	The McClory Residence, built in 1927, is highly valued for its association with the early development of Edmonton's Glenora neighbourhood south of Stony Plain Road. In 1885, the Edmonton area was initially surveyed as river lots: long rectangular parcels that gave all settlers access to the river valley's resources. Malcolm Groat homesteaded on what would become the Glenora neighbourhood in 1885 until he sold it to Montreal real estate developer James Carruthers in 1905. After subdividing the area north of Stony Plain Road in 1906, Carruthers was granted another certificate of title for the southern portion in December 1911. He placed a caveat on the land, prohibiting commercial activities and requiring that no property could be erected for less than $3,500. This had the effect of limiting homebuyers to Edmonton's professional and business class who erected some of the city's largest and most expensive homes. Carruthers also took inspiration from the Garden City Suburb Movement to create a self-contained, aesthetically pleasing urban landscape. This included the preservation of urban forests, large setbacks from the street to allow for private garden space and curved streets that followed the natural contours of the landscape. In July 1927, a building permit was obtained for the McClory Residence. It was designed by local architects MacDonald and Magoon and built by John L. Arnett for John Albert McClory (1885-1962) and his wife, Isabel (1884-1972). With its impressive massing and inspired landscaping elements, the McClory Residence is an excellent example of Carruthers' intentions for the Glenora neighbourhood and the business class that made it a reality. The McClory's lived at the residence with their two children, John (1913-1944) and Margaret (1921-2013). John Sr. was the President of Alberta Trusts Co. Ltd. (10117 100A Street) and the manager of

Marmon Motors (10165 103 Street). The McClorys occupied the residence until 1937 when they moved to New Westminster, BC. Their son, John Inglis McClory served in the Royal Canadian Infantry Corps' Algonquin Regiment, during the Second World War. He was killed in action during the effort to liberate Holland from German forces.

Throughout its history, the McClory Residence has been the home of many professionals, academics and business leaders. After the McClorys, the residence passed to George Castle, a manager with the Swift Canadian Company, a meat and grocery supply company. Castle owned the home from 1938 until 1942 when it was sold to Joseph Samuels (1894-1968) and his wife, Fanny (1896-1997). Joseph and his brother/business partner Ralph Samuels owned Christies Grant, a local department store in Edmonton. The duo would go on to open additional stores in Stettler, Innisfail and Camrose. University of Alberta Hospital psychiatrist Keith A. Yonge (1913-2003) bought the McClory residence in 1958 with his wife Jane (1925-2012). During his career, Doctor Yonge served as President of both the Canadian and InterAmerican Psychiatric Associations. The property was vacant for a year in 1974 before it was occupied by Peter Craig of Imperial Oil. It was later sold to Joseph Preston of Coopers and Lybrand an accounting company that would later merge with Price Waterhouse to form PricewaterhouseCoopers in 1998.

The McClory Residence is also valued as a refined and highly intact example of Georgian Revival architecture in the Glenora neighbourhood. The residence was designed by H.A. Magoon and George H. MacDonald (1882-1961), two architects with a long history in Edmonton and the Glenora neighbourhood. Through their firm, the two men designed commercial and government properties such as the 1922 Edmonton Public Library (since demolished) the 1922 Colonial Building on Jasper Avenue and the 1913 Masonic Temple.

The Colonial Revival movement began in North America during the 1880s but the early period was dominated by the Queen Anne style. Revival architecture in Alberta reigned from the 1910s to the early 1940s, becoming one of the predominant residential forms in the early 20th century. Style elements that identify the McClory Residence as a Georgian Revival home include its boxy form, its symmetrical façade with balanced windows, and prominent

	pedimented open entryway with central front door. Through the high preservation of its original pediment and construction, the McClory Residence is an excellent example of the Georgian Revival architectural tradition.
Character Defining Elements	The key elements that define the heritage character of the McClory Residence include, but are not limited to its: - curved street pattern; surrounded by other large, original homes; decorative street lighting; residential neighbourhood in an urban environment; - location south of Stony Plain Road and west of Groat Road Ravine buffered by dense coverage; large set back from the street with paved lane running behind the property; detached garage to the west with front street access; - landscape elements such as its: concrete walkway to the main entrance; narrow concrete driveway running along the west side of the property; large mature willow tree centred on front lawn; mix of coniferous and deciduous mature trees on the property; - form, scale and massing as express by its: two and one-half storey height; long rectangular form; medium-pitched side gabled roof with returned eaves; raised front entrance centred on façade with gabled pediment supported by two columns on concrete stoop; - construction materials as expressed by its: nailed wood frame; concrete foundation with original red brick veneer under later stone veneer; smooth stucco cladding; - Georgian Revival style details such as its: boxy form; symmetrical façade with balanced windows and centred door; side-gabled roof; accentuated front door with pediment with cornice return supported by square columns; multi-light windows in adjacent pairs (second storey and side facades); stuccoed drip mould above window heads; wooden flower boxes below windows on first storey; - original fenestration such as its: triple assembly 2-over-3 and 6-over-9 single-hung wooden-sash windows flanking central fixed windows with wooden exterior storms; single and double-assembly multi-light casement wooden-sash windows with wooden exterior storms on first and second storeys; four-pane wooden storm windows in basement; banked multi-light casement wooden-sash windows with multi-paned wooden-sash windows with wooden multi-light storms on one-storey portion; 6-paneled wooden door with

	multi-light wooden-sash sidelights and fanlight with multi-light exterior storms; - additional details including: detached single car garage to the west of the main residence; two internal red brick chimneys with ceramic chimney pots at the east and west elevations; and - interior features such as original clinker brick fireplace; multi-pane wooden interior doors and hardware; wooden floors and trim; staircase with rounded open railings and curved newel post.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The McClory Residence, built in 1927, is valued for its association with the early development of the Old Glenora neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The McClory Residence is also valued as a refined and highly intact example of Georgian Revival architecture in the Glenora neighbourhood **(Theme Value – Architecture and Design)**.
Period of Significance	1927
Chronology of Alterations	2010s • Original red brick veneer covering concrete foundation overlaid with faux brick veneer • Foundation repairs Unknown Date • Planters added to front windows • Awnings removed, but some hardware still intact • Large window on the rear (north) elevation added • Addition to the north side of the garage
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity with its form, scale and massing intact. Environment ☒ Yes ☐ No ☐ Not Applicable The curved streetscape, including the residential character of the neighbourhood, landscaped yards and proximity to Groat Ravine remains intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials: nailed wood frame, stucco cladding and red brick veneer over concrete foundation (currently obscured by faux stone veneer). Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the building's workmanship is evident in its current materials, detailing and condition.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's early 20-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the residence with Glenora's early growth has not changed.
Statement of Integrity	The McClory Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The residence is in exception condition a testament to its owners. It has retained its original form, scale, and massing and a highly degree of integrity of its historic fabric. - Foundation: A portion of the foundation has been previously repaired. The original red brick running bond veneer on the foundation above grade has been covered with a modern stone veneer and the brick watertable parged. - Cladding: Stucco is in good condition with minor staining present. Localized chips noted at wall/watertable transition. - Windows: Wooden windows are intact and in good condition with paint failure the primary area of deterioration. All but one of the original wooden storm windows has been retained. The awnings have been removed; although some hardware remains. - Front entry: Front door, sidelights, and transom are completely original and in good condition. Porch columns, pediment, and roofline have been maintained. The brick balustrade has been covered with a stone veneer and the original brick steps replaced with concrete ones. - Roof: Asphalt shingle roof is in good condition with no deterioration detected. Gutters and RWLS are also present. - Chimney: Mortar loss and cracks in the parged cap present. New flues have been installed. - Decorative Elements: Brackets for planters, cornice board, bargeboards, and window drip moulds are original and in good condition. - Additions: Alterations have been made to a rear entry.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Andrews Residence		
Address	10424 Connaught Drive NW		
Neighbourhood	Glenora		
Legal Description	2803AF;84;12		
Geographic Position	53.546671	-113.546075	NAD83
Site Area	703.4m²		
Contributing resources	n/a		
Date of Construction	1922		
Architectural Style	Craftsman		
Architect	E.C. Smith		
Builder	E.C. Smith		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Early and highly intact example of the	**Style/Design/Construction** Well-preserved example of the Craftsman Style, with exceptional	

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(see attached worksheets)	exclusive homes built during Glenora's Inter-war development era and as part of a significant Garden City Suburb streetscape. **Event/Cultural Practice** **Institution/Person**	craftsmanship in the stone dash stucco and brickwork. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front (right) and south (left) elevations of the Andrews Residence, looking to the northwest.

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Location	10424 Connaught Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	The northeast corner of the Andrews Residence, showing portions of the front (left) and north (right) elevations. Looking to the southwest.
Location	10424 Connaught Drive NW
Copyright	City of Edmonton
Image 3 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the south elevation of the Andrews Residence, looking to the north.
Location	10424 Connaught Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Portion of the rear elevation of the Andrews Residence, with detached garage (right) at the rear of the property. Looking to the east.
Location	10424 Connaught Drive NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the clinker brick veneer and parged foundation of the Andrews Residence.
Location	10424 Connaught Drive NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of a triple assembly window on the front elevation of the Andrews Residence.
Location	10424 Connaught Drive NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the one of the gable peaks located on the Andrews Residence, showing wood bargeboard, soffits, brackets, and stone dash stucco.
Location	10424 Connaught Drive NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of gable peak on the south elevation of the Andrews Residence with an exterior clinker brick chimney.

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Location	10424 Connaught Drive NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the exterior clinker brick chimney on the south elevation of the Andrews Residence.
Location	10424 Connaught Drive NW

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Copyright	City of Edmonton
Historic Photo	
Caption	The Andrews Residence as it appeared in 1924.
Date	1924
Photographer	McDermid Studio, Edmonton
Copyright	Glenbow Archives (ND-3-2354)
Historic Photo	
Caption	The Andrews Residence as it appeared in 1978.

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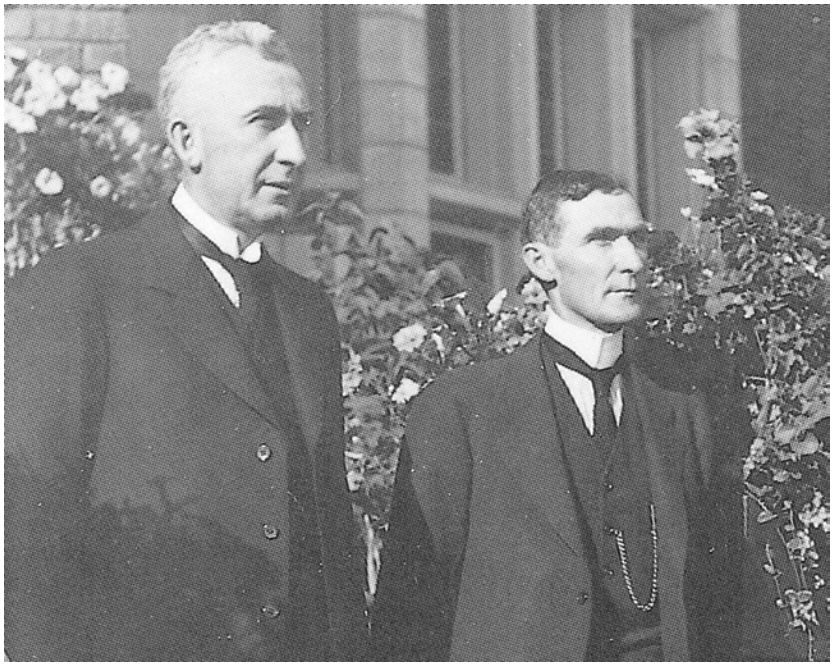
Date	May 18,1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R168-31)
Historic Photo	
Caption	Ernest Andrews (right), and his brother, Hilliard, were partners, along with a their brother William, and father Alexander, in Andrews Brothers' Funeral Home.
Date	n.d.
Photographer	Unknown
Copyright	Unknown (Source: *A History of Funeral Service in Alberta*, compiled and edited by Harald Gunerson. Calgary, AB: Alberta Funeral Service Association, 1993, 76)

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Historic Photo	
Caption	Portrait of Anne E. Andrews (née Kruger). Anne, and her husband Ernest, were the original owners of the Andrews Residence.
Date	n.d.
Photographer	Unknown
Copyright	Thomas Manuel (Ancestry.ca)

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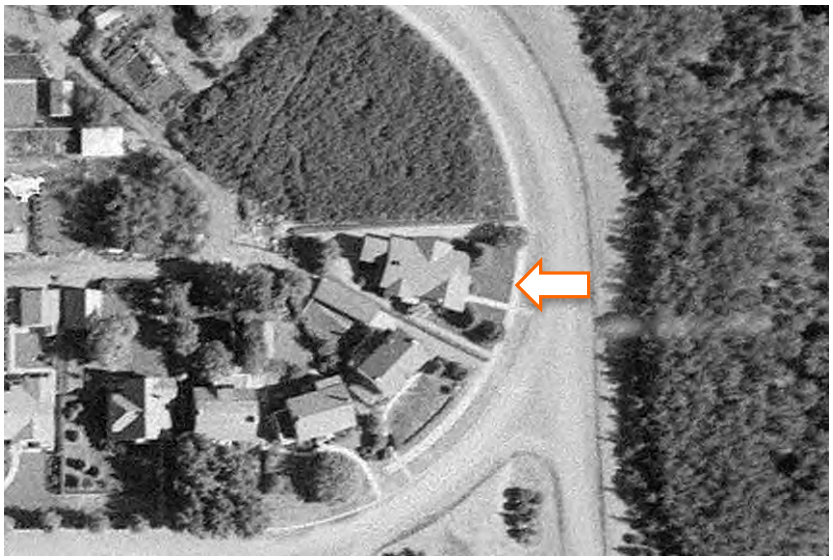
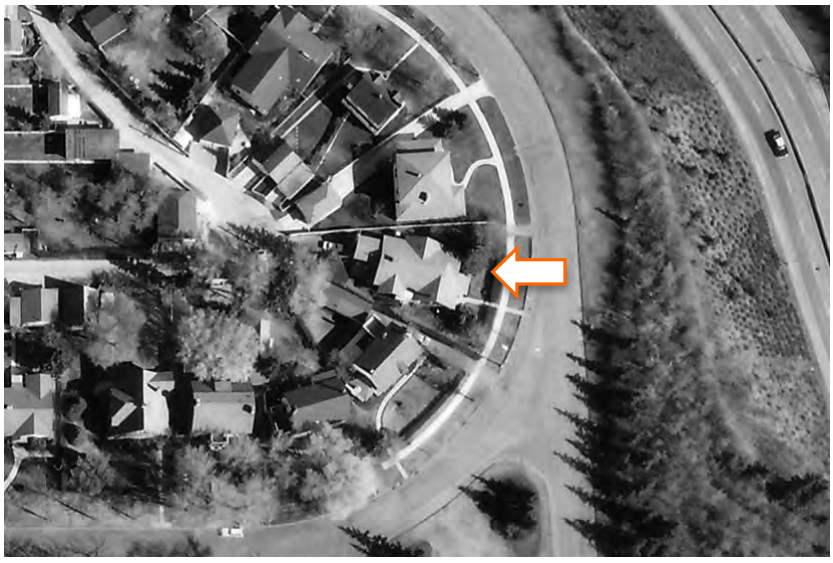
Historic Photo	
Caption	1924 aerial image of the Andrews Residence.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada
Historic Photo	
Caption	1952 aerial image of the Andrews Residence.
Date	1952

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Andrews Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Andrews Residence, built in 1922, possesses heritage value as an early and highly intact example of the exclusive homes built during Glenora's Inter-war development era **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Further, with its setting on a deep landscaped lot on a curvilinear road across from a natural ravine, it is valued as part of a Garden City Suburb streetscape with City Beautiful attributes controlled by the Carruthers Caveat **(Theme Value – The Carruthers Caveat and the Garden City Suburb).**

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	The Andrews Residence is an early, highly intact and exceptionally well crafted example of the Craftsman style in the community **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Andrews Residence is a distinctive, one-storey, wooden frame Craftsman Bungalow clad in clinker-brick with stone-dash stucco and wooden brackets in the gable peaks. The home faces southeast onto Connaught Drive. The front (southwest) façade features a side-gabled roof with symmetrical double gable peaks above a shed-roofed front entry porch with tapered wooden columns on brick piers. The southeast façade has a wide enclosed porch and asymmetrical gable peaks. The residence is situated on a large, wedge-shaped 703.4 square metre parcel on a residential street with mature landscaping, tall boulevard street trees and many original early twentieth century homes. The residence is located in the southeast part of the inner city residential community of Glenora, across from the Groat Ravine natural area.
Heritage Value	The 1922 Andrews Residence, built in one of the Period Revival styles popular in the Inter-war years, is valued as an early and intact example of the exclusive homes built during Glenora's earliest development period. The Andrews Residence is situated in Plan 2803AF 'Glenora Subdivision of River Lot 2'. This pie-shaped area south of Stony Plain Road and north of 102 (formerly Athabasca) Avenue, registered by James Carruthers in 1911, was surveyed by Richard H. Knight (1877-1931). Knight obtained his Civil Engineering training in Toronto and moved to Edmonton in 1905, partnering with Alfred Driscoll in the Driscoll & Knight surveying practice. He was a founding member of the Alberta Land Surveyor's Association and served as president for several years. Knight's plan features a large central circle (today called Alexander Circle) employing a grid-iron layout to the west and the Garden Suburb model to the east. The *Garden City Suburb* was an urban adaptation from *Garden Cities* (a movement by Ebenezer Howard at the end of the 18th century), promoted by town planners like Thomas Adams. As with other Garden Suburbs on sloping terrain, Knight's plan draws upon *Olmstedian Suburb* design practice, developed much earlier by Frederick Law Olmsted from 1869, employing curvilinear streetscapes which work with the land's natural topography, small parklets, street trees and deep, landscaped set backs. The Andrews Residence is part of the significant Connaught Drive streetscape which follows the natural contours of Groat Ravine, and

	expresses Garden City Suburb and City Beautiful characteristics, many that are managed by the 1911 Carruthers Caveat: tree lined boulevards, cast iron lamp posts, deep setbacks and the natural areas along the ravine. The 1922 Andrews Residence is further valued as an early, highly intact and exceptionally well-crafted example of a Craftsman Bungalow built during Glenora's 'Golden Age' of architecture. When owner Ernest Andrews acquired a building permit in April 1922 to construct his home in the north-eastern corner of this subdivision, few homes had been built in Glenora. He engaged architect and contractor E.C. Smith to develop plans and specifications for a Craftsman-style house. This American version of the Arts and Crafts movement took its name from *The Craftsman*, a popular American magazine produced by Gustav Stickley as an advertising vehicle for his Mission Furniture. The home has a classic one-storey bungalow form with a side-gabled roof with symmetrical double gables above a covered front entry porch. The home illustrates other architectural elements of the style like tapered wooden columns on brick piers, wooden trim and brackets in the gable peaks, and the use of local, natural, textured materials: clinker brick as the main cladding and stone-dash stucco in the gable peaks. True to its name, and the Arts and Crafts movement, a high level of craftsmanship went into the construction of the house. This is evident in the brickwork on the cladding and chimneys as well as the clinker details above the lintels and below the gable brackets. The year it was constructed, Robert Ernest Andrews (1886-1952) and his wife Anna (nee Kruger, 1888-1952) moved to their house with their young daughters. At that time he was working for the family firm, Andrews Bros. Funeral Directors, a firm established by his father, Alexander, in the early 20th century as Andrews & Sons Undertakers and operated with Ernest and his brothers. The name changed to Andrews-McLaughlin in 1940 with the sale of the business to George and Donald McLaughlin. Ernest retired and also left the Andrews Residence in 1952, the year of Anna's death. The next long-time residents were Lieutenant-Colonel Lucien J. and Grace M. St. Laurent from 1957-1974. He was working first as a salesman for F B Matthews Co. and then for Sunwapta Broadcasting Co. in public relations. Richard D. Orman, Provincial Minister for Development and Employment lived in the home in from 1987.

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Character Defining Elements	The key elements that define the heritage character of the Andrews Residence include, but are not limited to, its: - setting on a quiet, curvilinear residential street with treed, grassy boulevards and mature street trees; - location and orientation on its large pie shaped lot and setbacks on all sides; deep setbacks from the street; location across from Groat Ravine; - such as wide lot with landscaped setbacks; mature hedge and deciduous tree; - form, scale and massing as expressed by its: one-storey rectangular plan with long façade; small one-storey, side-gabled, northwest extension; medium-pitched, side-gabled roof with twin gables on the front and wide shed roof with offset gables and projecting eaves on the southeast; shallow cross-gable bay on the northeast side; - construction as expressed by its: wooden-frame structure with clinker-brick cladding in stretcher bond; stone-dash stucco cladding in the gable peaks; parged concrete foundation; clinker brick chimney and piers; wooden trim and decorative elements; - Craftsman Bungalow style details such as its: one-storey bungalow form with low-pitched roofline; decorative wooden brackets and bargeboards; brick piers with tapered wooden columns above on side facade; projecting eaves with wooden fascia boards; vents, stone-dash stucco and wooden trim in the gable peaks; corbelled, clinker brick chimneys; use of natural textured materials; wooden brackets with clinker brick bases in the larger gables; wooden tongue-in-groove soffits; clinker brick lintels and sills with clinker details above some lintels; plain wooden window trim; - original fenestration including: triple-assembly 1-over-1 single-hung wooden-sash windows with 2-light wooden storm windows flanking larger fixed wooden-sash window with 4-light wooden storm window; single-assembly 1-over-1 single-hung wooden-sash windows with 2-light wooden storm windows on the main storey; front door with sidelights centred below open porch; and - additional details such as: internal corbelled, clinker-brick chimney and external corbelled, clinker-brick chimney which narrows in the gable peak.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Andrews Residence, built in 1922, possesses heritage value as an early and highly intact example of the exclusive homes built during Glenora's Inter-war development era **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Further, with its setting on a deep landscaped lot on a curvilinear road across from a natural ravine, it is valued as part of a Garden City Suburb streetscape with City Beautiful attributes controlled by the Carruthers Caveat **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Andrews Residence is an early, highly intact and exceptionally well crafted example of the Craftsman style in the community **(Theme Value – Architecture and Design).**
Period of Significance	1920s
Chronology of Alterations	ca1960's • front verandah enclosed with modern windows and altered to create small enclosed shed-roofed entry on southeast façade with angled entry stairs from the southwest post 1978 • front verandah altered again to add wooden-shingle cladding to the enclosed verandah and porch, multi-light wraparound windows replace 1960s windows and small deck replaces 1960s staircase
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The southeast façade is altered as described above; many of the incompatible 1960s alterations (windows, cladding, stairs and railings) have been placed during the post 1978 alterations with more compatible elements. The shed-roofed porch is reversible. There is a rear gable-roof addition to the home with a shallow rear projecting gable-roof bay; the addition is not visible from the main road and is reversible.

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	Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Andrews Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: clinker brick, stone dash stucco and wood. The incompatible 1960s materials (windows, cladding, stairs and railings) have been placed during the post 1978 with more compatible wooden elements. Workmanship ☒ Yes ☐ No ☐ Not Applicable The very high quality of the workmanship of the building is evident in its current materials, Craftsman detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Pre-war and Inter-war periods. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Pre-war and Inter-war periods has not changed; there are many other original homes of this period on Connaught Drive.
Statement of Integrity	The Andrews Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in very good condition with a high degree of its original fabric intact. - Roof: The roof structure and the roof cover, asphalt shingles, are in good condition; the deep shed roof, originally overhanging an open verandah and the main entry, is now enclosed. - Roof elements: The wooden soffits, bargeboards and gable trim are in good condition; originally exposed rafter tails are now concealed by new fascia and eaves trough. - Foundation: The concrete foundation is structurally intact; recent parging in good condition but non-period. - Cladding: The original stone dash stucco is in good condition; the clinker brick cladding is in good condition,

	repointing with mismatched mortar in a few areas. - Windows: The home retains all its original window openings, wooden sashes and wooden storms except fixed sash replacement window on rear façade and some replacement storm windows; all windows on enclosure on southeast façade are new vinyl windows; paint on wooden window sashes and trim is in good condition. - Doors: The internal main door not visible. - Chimneys: Internal and external brick chimneys are in good condition with no evidence of deterioration. - Decorative elements: Are all in good condition, some original brick piers and balustrades were removed with the 1960's alterations; exposed rafter tails are concealed by new fascia and eaves trough. - Porches: The covered front porch is in good condition and very original with minor paint failures on shed roof; after the post-1978 southeast entry alteration, the front sidewalk and the 1960's stairs were removed, and the southwest porch became the new main entry. - Garage: The rear alley-access garage is in good condition; although the construction date is not known.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Greschuk Residence		
Address	10430 Connaught Drive NW		
Neighbourhood	Glenora		
Legal Description	2803AF;84;13		
Geographic Position	53.546900	-113.546067	NAD83
Site Area	703.38		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	~~Modern Split Level~~		
Architect	Unknown (Plan Book)		
Builder	O'Dwyn Construction		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Significant for its role in the Post-war	**Style/Design/Construction** Valued as a rare and early example of Modern Split-level	

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(see attached worksheets)	settlement boom in the Glenora neighbourhood. **Event/Cultural Practice** **Institution/Person** Valued for connection to long-term homeowner, Honourable Peter Greschuk, who devoted nearly 30 years to his service as a Judge.	style in Edmonton. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Greschuk Residence, looking to the west.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the north elevation of the Greschuk Residence, looking to the south.
Location	10430 Connaught Drive NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the detached garage at the rear of the Greschuk Residence property, looking to the east.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the driveway to access detached garage of the Greschuk Residence from Connaught Drive. Note the garage has doors on both

	its front and back.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entrance of the Greschuk Residence, with glassblock sidelights and original wood door.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of staircase leading up to the main entrance of the Greschuk Residence.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the brick work along the foundation of the Greschuk Residence with basement windows visible near the northeast corner of the house.

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Location	10430 Connaught Drive NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the double assembly window on the first floor of the Greschuk Residence near the northeast corner of the house.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton
Image 9 Description	

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Caption	Detail of the fenestrations, wood cladding and soffit on the second storey of the Greschuk Residence.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the banked assembly of windows along on the second storey of the front elevation of the Greschuk Residence. Chimneys can be seen on the top left and right.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton

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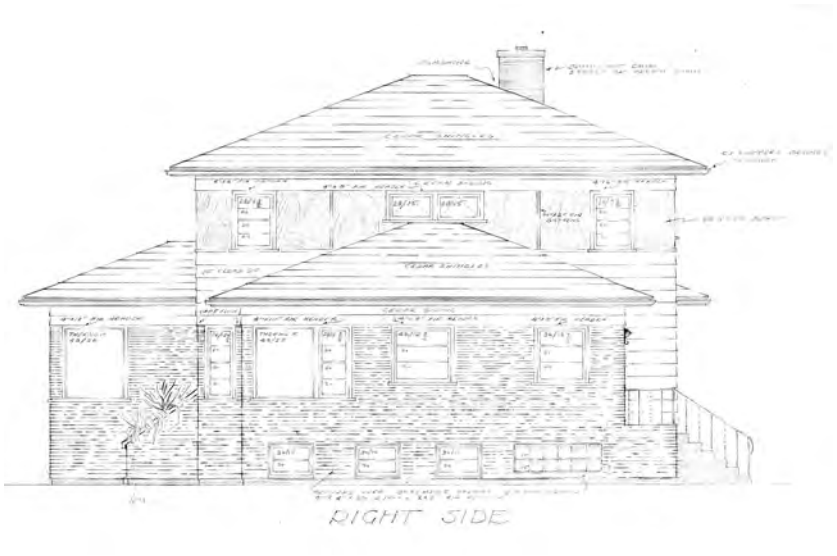
Image 11 Description	
Caption	Front elevation drawing of the Greschuk Residence, sketched by A. Campbell.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton Archives (MP-1951-1484)
Image 12 Description	
Caption	North elevation drawing of the Greschuk Residence, sketched by A. Campbell.
Location	10430 Connaught Drive NW

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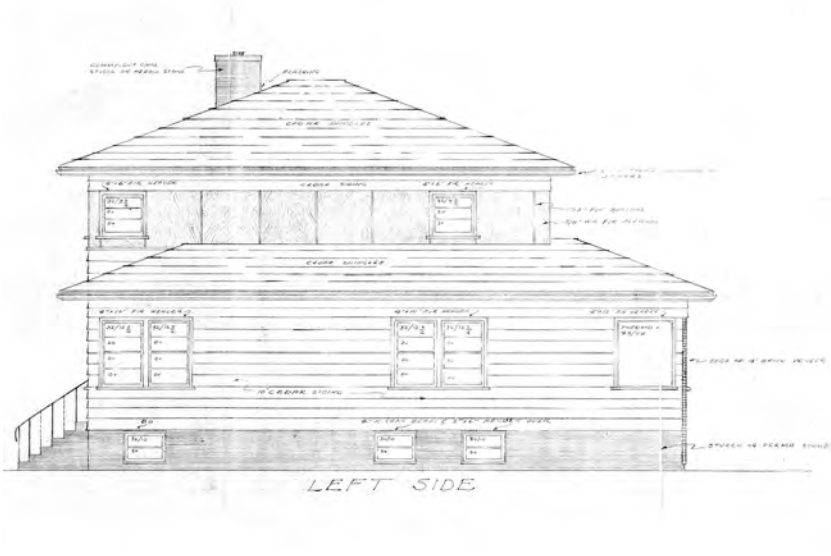
Copyright	City of Edmonton Archives (MP-1951-1484)
Image 13 Description	
Caption	Rear elevation drawing of the Greschuk Residence, sketched by A. Campbell.
Location	10430 Connaught Drive NW
Copyright	City of Edmonton Archives (MP-1951-1484)
Image 14 Description	
Caption	South elevation drawing of the Greschuk Residence, sketched by A. Campbell.

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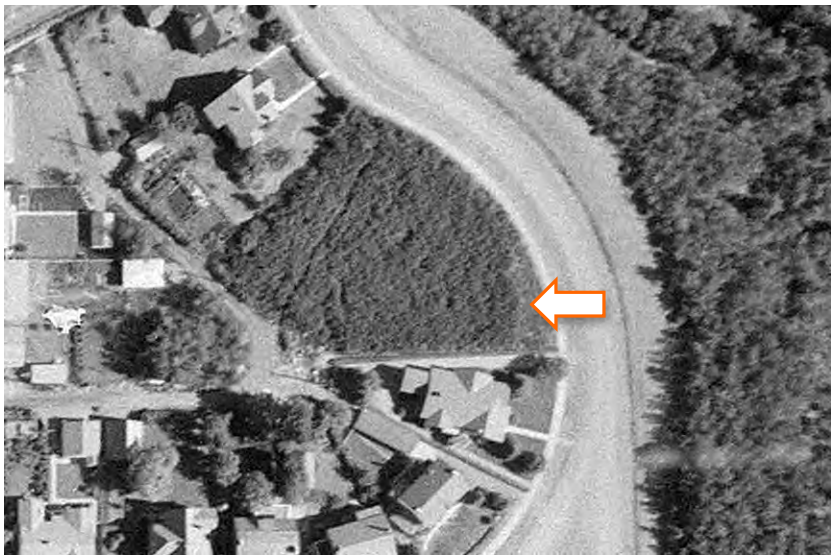
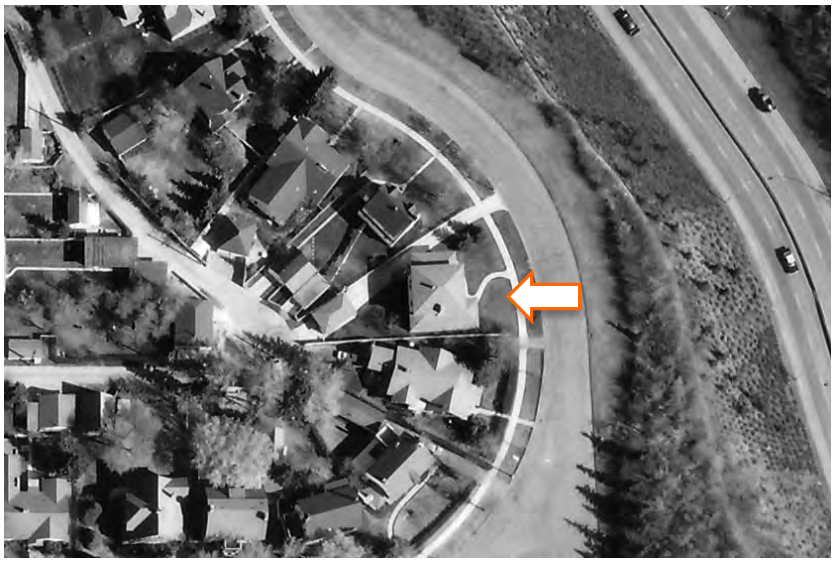
Location	10430 Connaught Drive NW
Copyright	City of Edmonton Archives (MP-1951-1484)
Historic Photo	
Caption	1952 aerial image of the vacant lot on which the Greschuk Residence would be built on.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1976 aerial image of the Greschuk Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Greschuk Residence, constructed circa 1953, is significant for its role in the Post-war settlement boom in the Glenora neighbourhood **(Theme Value – Pioneer Farms to First Suburbs).** The Greschuk Residence is further valued as an early rare and highly original specimen of the emerging Modern split-level form, a derivative of the Contemporary and Ranch Modern styles, symbols for new expressions in modern living **(Theme Value – Architecture and Design)**. The Greschuk Residence is also valued for its connection to first and long-time owner the Honourable Peter Greschuk (born in 1908), a successful judge and first Canadian of Ukrainian descent to be appointed to the Supreme Court **(Person Value).**

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Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Greschuk Residence is a raised two-storey split-level Modern-style residence situated on the west side of Connaught Drive, south of Stony Plain Road in Edmonton's Glenora neighbourhood. The house is distinguished by its blocky massing with low-pitched hipped roofline, brick cladding at the first storey, and wide lapped horizontal and vertical wooden siding at the second storey. A central recessed door features glass block sidelights and is raised from street level. The property is set back on the lot with mature coniferous trees accenting the house.
Heritage Value	The Greschuk Residence, constructed in 1952, is significant for its role in the Post-war settlement boom in the Glenora neighbourhood. The 1911 Glenora subdivision, originally marketed as New Glenora, was established by real-estate mogul, James Carruthers. He envisioned a high-end neighbourhood inspired by the Garden City Suburb movement, a utopian planning model popularized by Sir Ebenezer Howard's 1898 Garden City concept. Applied to Glenora, this planning model integrated curvilinear street design, separated by greenbelts, house setbacks, and ample landscaping overlaid on the striking natural bench overlooking the North Saskatchewan River. That same year, Carruthers registered the Carruther's Caveat, solidifying adherence to this plan. Tenants of the Caveat include 25' setbacks from property lines, restriction on commercial construction, minimum distances of 23' between houses, and varying categories of minimum value for construction. The Caveat applied solely to the 1911 subdivision plan, which spanned south of Stony Plain Road, east to Groat Ravine and west to 142 Street. The Greschuk Residence, situated on a large pie-shaped lot overlooking the Groat Ravine greenbelt, adheres to this plan, instated nearly 40 years prior to the residence's construction. Following the Second World War, Edmonton underwent a period of rapid development to accommodate the influx of returning military personnel and the emerging oil industry. Glenora's close proximity to downtown Edmonton increased its attractiveness to professionals, resulting in a large increase in construction in fine Modern homes in the neighbourhood. Work plans were drawn up by A. Campbell, based upon a plans ordered from an American plan book company, and the residence was constructed for $17,000. The finely crafted and highly modern split-level residence exudes the quality and latest in modern architecture expected and

	regulated in the community. The Greschuk Residence is further valued as an early rare and highly original specimen of the emerging Modern split-level form, a derivative of the Contemporary and Ranch Modern styles. This sub style, which became ubiquitous by the 1960s in Edmonton, features asymmetrical staggered massing, representing the multiple levels present in the house and represents new ideas in interior space planning. The plans were designed from the inside out, focusing on rational floor plans and thoughtful use of space. Each level or wing in the interior is separated by a partial flight of stairs with each floor having a specific function. Space and function were desirable outcomes of split-level design, with delineation of the main public spaces such as the living, dining rooms and kitchen as connected and open concept in the one storey portion, allowing for generous ceiling heights, with more private living spaces in the two-storey portion. First owners, Zonia (1915-2013) and Honourable Peter Greschuk, ordered the plans from an American plan book company. They hired local contractor, Phillip Wynychuk, manager of O'Dwyn Construction, to build the house. Peter's brother oversaw construction. This would have been an early and likely rare example of this sub style in the neighbourhood. The Modern split-level house became immensely popular with the middle class as they were affordable and well-suited to the suburban ideal. This home represents tenants of the style through its staggered two-storey 'tri-level' massing, with one storey portions flanking each side; its austere regimented detailing with crisp corners and boxy massing and use of brick at the basement level countered with wide lapped cedar siding at the upper storey. The low-pitched roofline with wide boxed eaves and banks of wooden windows emphasizing the horizontal is borrowed from the Prairie tradition, popularized by Frank Lloyd Wright. The Greschuk Residence is also valued for its connection to first and long-time owner the Honourable Peter Greschuk (born in 1908), a successful judge and first Canadian of Ukrainian descent to be appointed to the Supreme Court. Greschuk, whose parents immigrated to Canada in 1902, settled later in Edmonton. He attended the University of Alberta, graduating in Arts in 1931, and completing a Law degree by 1933. In 1935, he started on with the local firm of Harvie, Bury and Vanda, practicing in the city for the next 20 years. He was appointed Judge of the Northern Alberta District Court, Trial Division in 1953 and transferred to the Court of

	the Queen's Bench in 1979. He retired in 1983 after nearly 30 years on the bench. He and his wife, Zonia, entertained in the house during his career, hosting numerous parties in their 'rumpus room' in the raised basement, which featured linoleum floors inlaid with images of martini glasses and roosters, and a wooden bar upholstered in naugahyde decorated with steel studs. Peter passed away in 1996, and Zonia remained at the house until her death in 2013.
Character Defining Elements	Key elements that define the heritage character of the Greschuk Residence include, but are not limited to its: - location in an urban environment and residential neighborhood on a tree-lined, grassy and curved drive just south of Stony Plain Road in the Glenora neighbourhood; orientation on its triangular lot; opposite greenbelt of Groat Ravine; - wide set back from the property lines; situated at the elbow of a paved lane in rear; detached garage in rear with hipped roof and wide lapped cedar siding; concrete driveway from front property line to rear detached garage; - landscape features such as its: curved concrete walkway to main entrance; simple garden beds hugging the façade with mature coniferous trees lining property; - form, scale and massing as expressed by its: two-storey, split-level height with partially above-grade basement; rectangular floor plan with a long façade; hipped roofline with boxed eaves with soffit vents; two one-storey portions flanking central two-storey portion (southern portion projects from front and wraps around to back of house); inset central entry; - wooden-frame construction with poured concrete foundation as expressed by its: nailed wooden frame with wooden fenestration, trim, lapped and vertical cedar siding, soffits; masonry elements including red Roman Split-face brick in stretcher-bond with white mortar on first storey to foundation, window sills, planter feature to main entrance, external broad chimney to south and internal chimney to rear; concrete stairs to main entrance; - Modern split-level style elements including: tri-level split with central two-storey portion flanked by two one-storey portions; large picture windows; glass block detailing at basement fenestration openings and door sidelights; wrought iron railings; planter box used as functional

	balustrade element on porch; - Prairie style elements including: wide low-pitched roof with boxed eaves; ribbon windows set close to roofline; emphasis on the horizontal in materiality and design; broad flat prominent chimney; contrasting cladding; and - original fenestration features such as its: reeded glass block windows in basement and rear façade second storey; double-assembly wooden-frame windows with 2-over-2 single-hung wooden-sash windows with horizontal muntins and two-paned wooden exterior storm beside large fixed picture window; single and double- assembly 2-over-2 single-hung wooden-sash windows with horizontal muntins and two-paned wooden exterior storms; ribbon windows at top storey with 2-over-2 single-hung wooden-sash windows with horizontal muntins and two-paned wooden exterior storm in between fixed windows; central inset main entry raised from ground, original wooden door with three vertical lights, glass block side lights, red brick door surround.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Information	
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Greschuk Residence, constructed circa 1953, is significant for its role in the Post-war settlement boom in the Glenora neighbourhood **(Theme Value – Pioneer Farms to First Suburbs).** The Greschuk Residence is further valued as an early rare and highly original specimen of the emerging Modern split-level form, a derivative of the Contemporary and Ranch Modern styles, and symbols for new expressions of modern living **(Theme Value – Architecture and Design)**. The Greschuk Residence is also valued for its connection to first and long-time owner the Honourable Peter Greschuk (born in 1908), a successful judge and first Canadian of Ukrainian descent to be appointed to the Supreme Court **(Person Value).**
Period of Significance	1950s
Chronology of Alterations	None
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location has remained the same. Design ☒ Yes ☐ No ☐ Not Applicable The design has been entirely preserved. Environment ☒ Yes ☐ No ☐ Not Applicable The home continues to be situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The materiality has been preserved and is in good condition. Workmanship ☒ Yes ☐ No ☐ Not Applicable The original workmanship is evident. Feeling ☒ Yes ☐ No ☐ Not Applicable The house and property continues to portray a feeling from when it was first built. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be associated with Glenora's Post-war boom period.

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity	The Greschuk Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. This residence is highly original – with no replaced elements or additions. - Foundation: Brick is to foundation level and is in good condition with some indicators of water infiltration and efflorescence, likely from planter beds in front of foundation; exposed decorative parged foundation at rear of house is in good condition. - Cladding: Brick cladding is generally in good condition; some areas where brick meets wooden siding - mortar missing and water staining, likely from design flaw in transition between siding and brick or leaking eavetrough; wooden siding is in good condition with some missing and damaged paint where wooden siding meets the brick veneer. - Windows: All windows are original and all have their wooden exterior storms; paint is damaged or splitting in many locations and will require re-painting. - Doors: Front door and sidelights are completely original and in good condition; newer aluminum screen door has been added. - Roof: Asphalt roof in fair condition – will require replacement in up to five years; eavetroughs and downspouts well maintained; wooden soffits are in good condition. - Chimney: Large partially external chimney is in good to fair condition; damaged and missing brick at chimney cap; internal chimney at rear of property is in good condition. - Porch: Concrete stairs are in good condition as is the wrought iron railing; closed balustrade is missing mortar in many locations due likely to winter salt application - Garage: Garage is in good condition requiring only painting of the siding; garage door appears to have been replaced with aluminum.

City of Edmonton
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Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	De Wynter Residence		
Address	10446 Connaught Drive NW		
Neighbourhood	Glenora		
Legal Description	2803AF;84;17,18		
Geographic Position	53.547367	-113.546972	NAD83
Site Area	1,008.0 m²		
Contributing resources	n/a		
Date of Construction	1928		
Architectural Style	Arts and Crafts		
Architect	n/a		
Builder	James Sidney Gee		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued example of the fashionable homes	**Style/Design/Construction** Significant as a well-preserved example of the Arts and Crafts	

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(see attached worksheets)	built during Glenora's Inter-war period, and part of a Garden City Suburb streetscape with City Beautiful attributes. Early example of home with attached garage wing. style in Glenora. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta
Image 1 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation of the De Wynter Residence, looking to the west.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front (right) and south (left) elevations of the De Wynter Residence, looking to the northwest.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Front (left) and north (right) elevations of the De Wynter Residence, looking to the southwest.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Partially obscured rear elevation of the De Wynter Residence, looking to the southeast.
Location	10446 Connaught Drive NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Attached, disused, double garage located on the northwest corner of the De Wynter Residence, accessed off of Stony Plain Road.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Central, jerkin-headed dormer on the front elevation of the De

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	Wynter Residence.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Double assembly wood window on the front elevation of the De Wynter Residence, complete with original wood storms.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of central, open porch over the main entrance on the front elevation of the De Wynter Residence.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of the brick chimney near the southeast corner of the De Wynter Residence.
Location	10446 Connaught Drive NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	The De Wynter Residence as it appeared shortly after its construction.
Date	1929
Photographer	McDermid Studio, Edmonton
Copyright	Glenbow Archives (ND-3-4546e)
Historic Photo	
Caption	1952 aerial image of the De Wynter Residence.

Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the De Wynter Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The De Wynter Residence, built in 1928 in one of the Period Revival styles popular during the Inter-war years, is valued as an example of the fashionable homes built during Glenora's earliest development period **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. Further, with its setting on a large landscaped lot on a curvilinear road across from a natural ravine, it is part of a significant Garden

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	Suburb streetscape with City Beautiful attributes as controlled by the Carruthers Caveat **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The garage wing of the De Wynter Residence an early example of an integrated, attached garage in the community **(Theme Value – Transportation and Communication).** The 1928 De Wynter Residence is significant as a well-preserved example of an Arts and Crafts-style house in Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1928 De Wynter Residence is a substantial one and one-half-storey, Arts and Crafts cottage with a medium-pitched, side-gable roof with wooden shingles and a centred hipped-gable dormer. The upper façade is clad in pebble-dash stucco and the lower façade in clinker brick. The arched entry porch is nested below a narrow projecting, hipped-gable south bay. The home is situated on a 1,008.0 square metre parcel on a residential street with mature landscaping, tall boulevard street trees and many original early 20th century homes. The residence is located in the southeast part of the inner city residential community of Glenora, on the north end of Connaught Drive at Stony Plain Road, across from the Groat Ravine natural area to the east and Samuel Dickson Rotary Park to the north.
Heritage Value	The De Wynter Residence, built in 1928 in one of the popular Period Revival styles of the Inter-war years, is valued as an example of the fashionable homes built during Glenora's earliest development period. The Williamson Residence is situated in the north-eastern tip of a pie-shaped subdivision, Plan 2803AF 'Glenora Subdivision of River Lot 2', registered by James Carruthers in 1911. Located south of Stony Plain Road and north of 102 (formerly Athabasca) Avenue, the area was laid out by Richard H. Knight (1877-1931) with a large central circle (called Alexander Circle today), a grid-iron layout to the west and a *Garden City Suburb* design to the east. The latter, an urban adaptation of the Garden City movement by Ebenezer Howard at the end of the 18th century, was promoted by town planners like Thomas Adams in the early 19th century. As with other successful Garden City Suburbs on sloping terrain, the plan draws upon Olmstedian Suburb planning practice, developed much earlier by Frederick Law Olmsted from the 1860s, which employs natural area *parklets* and curvilinear streets, lined with trees and deep landscaped front yards, which flow with the

land's natural contours – in Glenora's case, the ravines.

Further, with the residence's setting on a large landscaped lot on a curvilinear road across from a natural ravine, the residence is valued as part of a significant Garden City Suburb streetscape with City Beautiful attributes as controlled by the 1911 Carruthers Caveat. Characteristics managed by the caveat include tree-lined boulevards, cast iron lampposts and preserved natural areas along the ravine. The large, landscaped front yard of the De Wynter Residence, also controlled by caveat, contributes to the streetscape.

James De Wynter purchased a large property on the southwest corner of Connaught Drive and Stony Plain Road fronting the Groat Ravine natural area to the east. By May 1928 he had obtained a building permit to construct an eight-room, wooden frame dwelling for an estimated cost of $7,000 which was to include hot air heating, electricity and seven sanitary fixtures. The contractor was English-born, James Sidney Gee (1859-1954) who, having previously lived in Canada in the 1880s, immigrated to a farm near Lloydminster in 1903. There he employed his building skills and by 1905 had established a brickyard to supply local construction. James relocated to Edmonton in 1912, working as a contractor until 1943; his most notable work being St. Stephen's Church. Gee's background likely explains the distinctive clinker brick cladding on the foundation.

The 1928 De Wynter Residence is also significant as a fashionable and well-preserved example of an Arts and Crafts-style house in Glenora. British vernacular architecture is referenced in the hipped-gables and deep overhang of the roofline, and with the use of highly textured surfaces of pebble-dash stucco, wooden roof shingles and clinker brick. The home also displays the medieval influences like the tall, corbelled red brick chimney. Diverse elements have been brought together and placed asymmetrically to create a natural air: the shallow, projecting south bay, the centred dormer and the open entry porch with arched openings as well as the variable placement of windows of various sizes. The home also features an early attached garage wing on the northwest corner with matching pebble-dash stucco, hipped-gable roof and wooden roof shingles.

By 1929 James Ernest De Wynter (Ernie, died 1950), manager of the De Wynter & Co. wholesale notions and smallware business, moved

	into the home with his wife Mary (died 1963) and son Deane. Mary was a life member of the Women's Auxiliary of All Saints Cathedral. The couple departed in 1944, following James' retirement. In 1948 retiree John Allen McKinnon (died 1966) and his wife, Janet, became the home's occupants and owners until 1968, shortly after John's death. From 1972 until at least 1987, Patricia O'Brien and her partner, Allison, a controller, resided in the home.
Character Defining Elements	Key elements that define the heritage character of the De Wynter Residence include, but are not limited to its: - setting on a quiet, curvilinear residential street with treed, grassy boulevards and mature street trees; - location and orientation on its large corner lot and setbacks on all sides; deep setbacks from Connaught Drive; location in relation to Groat Ravine; - such as wide lot with landscaped setbacks; mature coniferous and deciduous trees; - form, scale and massing as expressed by its: one and one-half-storey rectangular plan with long façade; medium-pitched, wooden-shingled, side-gabled jerkin-head roof with central jerkin-head gabled dormer; wide, shallow projecting, hipped-gable south bay; early attached garage wing on northwest corner with matching pebble-dash stucco; - construction materials as expressed by its: wooden frame structure with pebble dash stucco cladding on upper façade and clinker-brick cladding on foundation and lower façade, stretcher bond with header string course; concrete foundation; masonry balustrades; wooden trim; - Arts and Crafts style details such as its: rough-cast stucco cladding; asymmetrical architectural elements; projecting verges with decorative wooden bargeboards angled on ends; projecting eaves with wooden fascia boards; tall, corbelled internal red-brick chimney; wooden tongue-in-groove soffits; open front entry porch with stucco-clad arched openings on front and sides and jerkin head roof and closed masonry balustrades; and - original fenestration including: double-assembly 5-over-1 and single assembly 3-over-1 single-hung wooden-sash windows with 2-light wooden storm windows; fixed 5-light windows with wooden storm windows on the main storey; double-assembly 4-over-1 single-hung wooden-sash windows with 2-light wooden storm windows, adjacent

	grouping of two triple-assembly (single-hung wooden-sash windows flanking fixed window) on the upper storey; plain wooden window trim and sills.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 10, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The De Wynter Residence, built in 1928 in one of the Period Revival styles popular during the Inter-war years, is valued as an example of the fashionable homes built during Glenora's earliest development period **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. Further, with its setting on a large landscaped lot on a curvilinear road across from a natural ravine, it is part of a significant Garden Suburb streetscape with City Beautiful attributes as controlled by the Carruthers Caveat **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The garage wing of the De Wynter Residence an early example of an integrated, attached garage in the community **(Theme Value – Transportation and Communication).** The 1928 De Wynter Residence is significant as a well-preserved example of an Arts and Crafts-style house in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. There is a rear gable-roof addition with a shallow rear projecting gable-roof bay; the shallow roof pitch is not sympathetic to the home's style but the addition is not visible from the street and also reversible. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the De Wynter Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, clinker brick

	and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Pre-war and Inter-war periods. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Pre-war and Inter-war periods has not changed, and there are many other original homes on Connaught Drive.
Statement of Integrity	The De Wynter Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in very good condition with a high degree of its original fabric intact. There is a rear gable-roof addition to the home with a shallow rear projecting gable-roof bay; the addition is not visible from the main road and is reversible. - Roof: The roof structure, is in good condition; the roof cover, wooden shingles show some cupping, and loose and missing shingles; a skylight has been installed; wires on the north end below skylight may be for ice-dam prevention. - Roof elements: The wooden soffits appear in good condition, but wooden bargeboards are very weathered with some paint failures and some are damaged on the ends; wooden fascia is missing on south end eaves. - Foundation: The concrete foundation is intact with no visible evidence of deterioration. - Cladding: The original stucco cladding is in good condition; the clinker brick cladding shows some missing mortar especially on the foundation; the 'beltcourse' cap has been painted. - Windows: The home retains all its original window openings, wooden sashes and wooden storms except a bay window replaces original double assembly 5-over-1 hung sash windows, and some storm windows are

	missing; paint on wooden window sashes and trim is in quite good condition with some paint failures. - Doors: The home retains its original door opening; the external front has been replaced by a non-period door. - Chimneys: The internal brick chimney is generally good, but shows some mortar loss and some missing flashing. - Porches: The stucco clad front porch is in good condition; the original closed clinker brick balustrades have been covered with painted parging; front steps have also been replaced. - Garage: The garage's wooden roof shingles show some weathering and the stucco is damaged at the corners at the base and above the door. -

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Gilbert Residence		
Address	12720 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;1230;7		
Geographic Position	53.543379	-133.542922	NAD83
Site Area	807.18		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Arts and Crafts		
Architect	n/a		
Builder	John Schadeck		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Development of Glenora between the	**Style/Design/Construction** **Arts and Crafts** Unique example of a jerkin-head	

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(see attached worksheets)	First and Second World Wars. Also valued for its association with the 102 Avenue historic streetcar/bus transportation route. form of Arts and Crafts house. Early example of work by prolific Glenora contractor John Schadeck. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta
Image 1 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation of the Gilbert Residence, looking toward the north.
Location	12720 - 102 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Gilbert Residence, looking toward the north, prior to growth of vegetation in the Spring.
Location	12720 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 3 Description	
Caption	View of the front elevation of the Gilbert Residence, looking north, showing the alterations to the front entrance.
Location	12720 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of front (right) and west (left) elevations of the Gilbert Residence, looking to the northeast.
Location	12720 - 102 Avenue NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Partial view of the rear elevation of the Gilbert Residence, looking to the south.
Location	12720 - 102 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the decorative clinker brick work and parged foundation on the front elevation of the Gilbert Residence.

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Location	12720 - 102 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the banked assembly of windows on the front elevation of the Gilbert Residence. While the original windows have been replaced, the pane arrangement has been retained.
Location	12720 - 102 Avenue NW
Copyright	City of Edmonton
Image 8 Description	

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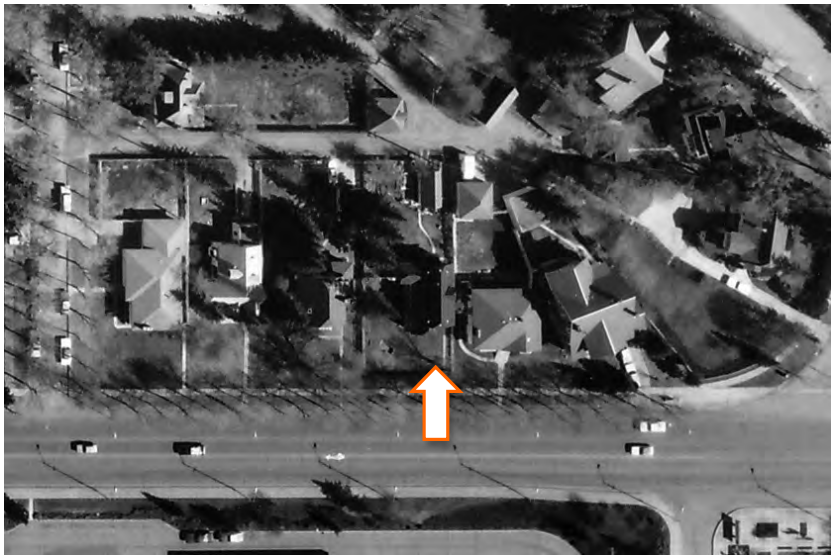
Caption	Detail of the visible portion of the west elevation of the Gilbert Residence, showing a side entrance with side lights.
Location	12720 - 102 Avenue NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the clinker brick chimney of the Gilbert Residence.
Location	12720 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	The Gilbert Residence as it appeared in 1979.
Date	April 1979
Photographer	Unknown
Copyright	Alberta Heritage Survey Program (79-R194-33)
Historic Photo	
Caption	The Gilbert Residence as it appeared in 1979.
Date	April 1979

Municipal Heritage Planner's Mandatory Documentation

Photographer	Unknown
Copyright	Alberta Heritage Survey Program (79-R194-24)
Historic Photo	
Caption	1952 aerial image of the Gilbert Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1976 aerial image of the Gilbert Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Gilbert Residence, constructed in 1930, is a notable example of the form of residential construction occurring along 102 Avenue NW at the start of the Great Depression, and through its scale, materials, and detailing reflects the economic position of Glenora's residents **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Gilbert Residence, which fronts 102 Avenue, is also valued for its association with this important Edmonton east-west transportation corridor and historic streetcar/bus route **(Theme Value – Transportation and Communication).** The Gilbert Residence is valued for its association with prolific Glenora contractor and developer, John Schadeck (1890-1958) **(Theme Value – Architecture and Design).** The Gilbert Residence is further valued as an attractive expression of a clinker brick Arts and Crafts-style residence **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern)

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	☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Gilbert Residence is an elegant Arts and Crafts-style residence located on 102 Avenue NW between Connaught Drive NW and 129 Street NW near the Groat Ravine Bridge in the Edmonton neighbourhood of Glenora. The one and one-half storey residence is highly identifiable by its unique jerkin-head-style roof with off centre jerkin-head roof over a one-storey bay, clinker brick, numerous multi-assembly and banked windows, and off-centre entry. The residence faces Alberta Government House and the former Royal Alberta Museum.
Heritage Value	The Gilbert Residence, constructed in 1930, is a notable example of the form of residential construction occurring along 102 Avenue NW at the start of the Great Depression, and through its scale, high quality materials, and intricate detailing reflects the economic position of Glenora's residents. Constructed on the last portion of the Glenora neighbourhood to be subdivided in 1911, the Gilbert Residence was designed and constructed under the guidelines instated by the Carruthers Caveat. The Caveat, developed by James Carruthers in 1911, was used to manage the nature of development in Glenora, south of Stony Plain Road NW. The Carruthers Caveat incorporated aspects of Garden City Suburb, which emerged as a new form of urban planning in the early 20th century in North America. Residential-only communities with public and private green spaces, restricted setbacks and design controls are aspects of both the Caveat and Garden City Suburb plan, and are evident throughout Glenora. The curving of the streets in the 1911 subdivision, in contrast to the typical grid-iron street pattern, ensured the roadways followed the contours of the land. The construction of the Groat Ravine Bridge (1911) and Alberta Government House (1913) spurred development in Glenora making it highly desirable to Edmonton's wealthy residents and professionals. Alberta Government House also drew Edmonton's elite who wanted the prestige of constructing their home in proximity to this important structure. The Gilbert Residence, constructed at the start of the Great Depression, reflects the nature of residential construction in Glenora at the onset of a decade of financial upheaval and the relative financial stability of the neighbourhood's inhabitants. The extant building is one of only a few residences constructed in Glenora at the start of the Depression; with roughly 20 permits issued between 1932-1939. Its siting on 102 Avenue is important as the street was a major

transportation route in and out of the city.

The Gilbert Residence is also valued for its association with 102 Avenue, an important Edmonton east-west transportation corridor and historic streetcar/bus route. It has long been a transportation route, and from the early 1900s there were three bridges that spanned the various ravines in the community. Carruthers and business partner H.D. Round provided funds for the construction of a new ravine bridge, the Groat Ravine Bridge, in exchange for extended streetcar service along 102 Avenue into Glenora. By 1912 a streetcar (bus service after 1932) stub line was operating between 124 and 142 streets.

The Gilbert Residence is further valued for its association with prolific Glenora contractor and developer, John Schadeck (1890-1958), who built this and many other residences in Edmonton. Born in Alberta, Schadeck, with his Austrian immigrant wife Mary, filed a Homestead application southwest of Edmonton in 1909, and were successfully granted the land in 1910. Schadeck farmed for the next 15 years before moving to Edmonton, where he worked as a carpenter and builder. The Gilbert Residence was built for $5,500 for Henry Williams Gilbert (1870-1955), a former juvenile court judge, barrister, and partner in the real estate and insurance firm of Killen and Gilbert. Gilbert, with his business partner, cousin, and the residence's second owner, John Killen (1871-1959), constructed the Gilbert & Killen Block (circa 1911). The extant residence was one of the first residences constructed by Schadeck. Over the next 15 years, Schadeck's presence in Edmonton was sporadic; however, commencing in 1947, he acquired and developed nearly 60 properties in Glenora, including a commercial block with apartments by notable architects Rule Wynn & Rule. The Gilbert Residence is the only existing residence Schadeck constructed of this scale and design in the neighbourhood.

The Gilbert Residence is further valued as an attractive expression of a clinker brick Arts and Crafts-style residence. The Arts and Crafts movement was established in England in response to the mass production of goods and industrialization that occurred at the end of the 19th century. The mechanization of factories resulted in the loss of skilled craftsmanship and the decorative arts. Advocates of the Arts and Crafts movement promoted a return to well-crafted goods, functional design and ornamentation, and integration of buildings with their surroundings. Houses of this architectural style

	reflect these tenants through uncluttered functional floor plans with highly crafted details, minimal exterior ornamentation, abundance of fenestration, and use of a variety of natural materials. The extant home characterizes this architectural style through its form, scale, exterior clinker brick cladding, minimal exterior ornamentation, and numerous windows connecting the indoor space with the outside. The lengthy ownership of the residence by Colonial Assurance Co. agent, Henry Gilbert for 25 years, followed by John and Elizabeth Killen for 29 years, significantly contributed to the residence's degree of integrity.
Character Defining Elements	Key elements that define the heritage character of the Gilbert Residence include, but are not limited to its: – location roughly mid-block on 102 Avenue NW between Connaught Drive NW and 129 Street NW in the Edmonton neighbourhood of Glenora; – siting on a rectangle lot with setback facing the former Royal Alberta Museum; – form, scale, and massing as expressed by its: one and one-half storey height; full-height basement; rectangular plan; jerkin-head roof; one-storey front-gabled projection at northwest corner, one-storey jerkin-head bay off-centre on front façade with connected hipped roof over front entry; – wooden-frame construction including: concrete foundation covered with stamped block patterned parging; clinker brick exterior with grey mortar; – Arts and Crafts elements such as: modest form and scale, minimal exterior ornamentation; clinker brick cladding; notched wooden barge boards; numerous multi-assembly fenestrations; and – original fenestration such as: single and double assembly rectangle window openings; bank of rectangle window openings; single assembly square window openings; single-assembly multi-light wooden-sash window; row lock brick sills and soldier course lintels.

4. Additional Information

Owner(s)	

Municipal Heritage Planner's Mandatory Documentation

Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Gilbert Residence, constructed in 1930, is a notable example of the form of residential construction occurring along 102 Avenue NW at the start of the Great Depression, and through its scale, high-end materials, and intricate detailing reflects the economic position of Glenora's residents **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Gilbert Residence, which fronts 102 Avenue, is also valued for its association with this important Edmonton east-west transportation corridor and historic streetcar/bus route **(Theme Value – Transportation and Communication).** The Gilbert Residence is valued for its association with prolific Glenora contractor and developer, John Schadeck (1890-1958) **(Theme Value – Architecture and Design).** The Gilbert Residence is further valued as an attractive expression of a clinker brick Arts and Crafts-style residence **(Theme Value – Architecture and Design)**.
Period of Significance	1930s
Chronology of Alterations	1953-1956 • One-storey front-gabled bay added to northwest corner Pre-1979 • Aluminium screens installed on windows Post-1979 • Windows replaced • Front entry altered – infilled and door opening changed • Vents installed in brick cladding • Side entry installed • One-storey jerkin-head shingle and clinker brick (salvaged from front entry) constructed on rear of home • One-storey side-gabled double car garage added to rear of lot
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been relocated. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has been altered; however,

	the alterations are sympathetic in design. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains many of its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence projects a strong historic sense. Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Gilbert Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. In general, scale and massing are intact; however the original form has been altered through additions to the rear and side of the house. Many houses along this street have had alterations to buffer noise from the busy road. - Foundation: Parging on foundation has been repaired due to cracks. Notable crack on front façade carrying through brick to sill of bank of windows. - Cladding: Clinker brick exterior in good condition with missing bricks noted. Localized unsympathetic past repointing present. Wall vents installed in cladding. - Roof: Asphalt shingle roof has no splitting or missing shingles. Gutters and rwl are present, well anchored, with moisture directed away from house. - Decorative Detailing: notched bargeboards are original and in good condition with no evidence of rot. - Fenestration: Rectangular window openings have been retained; however, the windows have been replaced likely to moderate noise from 102 Avenue. Original triple assembly window on west façade door installed in middle window. Double-assembly window on south façade of projection changed to single assembly window. Clinker brick sills and lintels intact. Brick balustrade and pier, square wooden column, cornice board, and door at front entry removed and porch infilled and orientation of entry shifted 90 degrees

	clockwise. - Chimney: Extant chimney is not leaning, missing brick or mortar. The chimney has been enlarged and its design altered to capped with side venting. - Additions: Front entry enclosed and new wooden steps and balustrade installed. Side door installed in former window opening and wooden steps and balustrade installed. One-storey jerkin head roof addition at rear entrance. - Garage: One-storey side-gabled double car garage constructed on site of original garage.

City of Edmonton
Historic Resource
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Miller Residence		
Address	12730 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;120;5		
Geographic Position	53.543377	-113.543496	NAD83
Site Area	673.2 m²		
Contributing resources	n/a		
Date of Construction	1945		
Architectural Style	Minimal Traditional (Storybook Revival)		
Architect	n/a		
Builder	Robert H. Rae		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Possesses heritage valued as an unusual	**Style/Design/Construction** Significant as a rare, intact and high quality example of the	

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(see attached worksheets)	Second World War example of the high quality, high status homes built in southeast Glenora. Also valued for its association with the 102 Avenue historic streetcar/bus transportation route.	Minimal Traditional Style with Storybook detailing in southeast Glenora.
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	Front elevation of the Miller Residence, looking to the north.
Location	12730 - 102 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Miller Residence, looking to the northeast.
Location	12730 - 102 Avenue NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Rear elevation of the Miller Residence, showing the attached garage. Looking to the south.
Location	12730 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Partially obscured view of the east elevation of the Miller Residence, looking to the northwest. The shed dormer in the background is an addition.

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Location	12730 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the original shed dormer and brick chimney on the west elevation of the Miller Residence.
Location	12730 - 102 Avenue NW
Copyright	City of Edmonton
Image 6 Description	

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Caption	Detail of the front gable on the east half of the front elevation of the Miller Residence.
Location	12730 - 102 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the exterior clinker brick chimney on the front elevation of the

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	Miller Residence.
Location	12730 - 102 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the main entrance of the Miller Residence on the front elevation.
Location	12730 - 102 Avenue NW
Copyright	City of Edmonton

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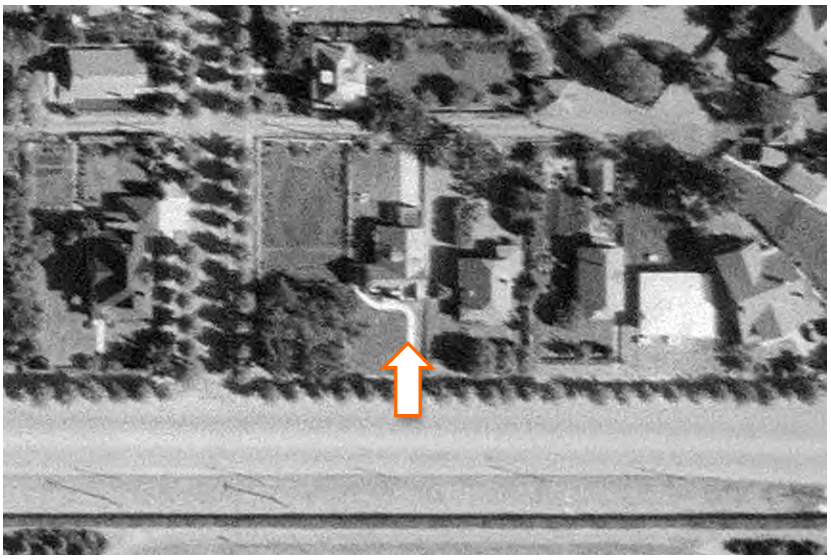
Historic Photo	
Caption	1952 aerial image of the Andrews Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Andrews Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Miller Residence, built in 1945 at the end of the Second World War, possesses heritage valued as an unusual late example of the high quality, high status homes built in southeast Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Miller Residence, which fronts 102 Avenue, is also valued for its association with this important Edmonton east-west transportation corridor and historic streetcar/bus route **(Theme Value – Transportation and Communication).** The 1945 Miller Residence is a rare, intact and high quality example of the Minimal Traditional Style with Storybook detailing in southeast Glenora. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance?

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	☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1945 Miller Residence is a picturesque one and one-half-storey, Minimal Traditional Style house with Storybook Revival detailing with a medium-pitched, side-gabled roof and rough-cast stucco cladding. The asymmetrical front façade displays tall, offset gables with rolled eaves, a wide clinker-brick chimney and an enclosed entry porch with asymmetrical front gable and arched clinker-brick door surround. The home is situated on a large lot with deep landscaped front yards and wide grassy city boulevards with very large mature deciduous street trees. The residence is located on 102 Avenue, a busy traffic corridor, in the southeast part of the inner city residential community of Glenora, across from the grounds of Government House and just west of Groat Ravine.
Heritage Value	The Miller Residence, built in 1945 at the end of the Second World War, possesses heritage valued as an unusually late example of the high quality, high status homes built in southeast Glenora. The home is situated in the 1911 Glenora subdivision, developed by real estate mogul James Carruthers and surveyed by Richard H. Knight. This area south of Stony Plain Road was laid out by Knight with a large central

circle (today called Alexander Circle), a grid-iron pattern to the southwest and a Garden Suburb design to the east. The *Garden City Suburb* movement was an urban adaptation from the *Garden Cities* initiative by Ebenezer Howard at the end of the 18th century and promoted by town planners like Thomas Adams in the early 19th century. As with most Garden City Suburbs, the built form of the subdivision was also managed by caveating; the 1911 Carruthers Caveat controlled the front and side setbacks, and a minimum value of dwellings to ensure that only the finest houses would be built. This subdivision is the earliest part of Glenora to develop, and by 1930 the east part (where the Miller Residence is situated) was mainly built out with prestigious homes in traditional Inter-war styles. The Miller Residence, while one of a few mid-century infill buildings in this part, continued to display the grand aspirations of southeast Glenora. William Miller acquired a choice lot on 102 Avenue across from the grounds of Government House, the Lieutenant-Governor's residence as a symbol of importance and social status.

The Miller Residence is also valued for its association with 102 Avenue, an important Edmonton east-west transportation corridor and historic streetcar/bus route. It has long been a transportation route, and from the early 1900s there were three bridges that spanned the various ravines in the community. Carruthers and business partner H.D. Round provided funds for the construction of a new ravine bridge, the Groat Ravine Bridge, in exchange for extended streetcar service along 102 Avenue into Glenora. By 1912 a streetcar (bus service after 1932) stub line was operating between 124 and 142 streets.

In May 1945, shortly before the end of the war, Miller obtained a permit to erect a home for an estimated cost of $7,000, employing contractor Robert H. Rae (1891-1959). Ontario-born Rae was a carpenter with a long family history of tradesmen and builders; he first worked independently and then with sons Robert and George in R.H. Rae Contractors (later R.H. Rae & Sons). His Edmonton works span at least four decades and include numerous residences – many in Glenora - as well as commercial and institutional buildings. Rae also was the president of the Canadian Home Builders Association in Edmonton, and the Edmonton Construction Association.

The 1945 Miller Residence is also valued as a rare, intact and high quality example of the Minimal Traditional Style with Storybook detailing in southeast Glenora. The home demonstrates it was entering modern times with its simple form, medium-pitch roof and horizontal

	emphasis, and large picture windows. At the same time, its traditional Storybook Revival detailing strongly references the surrounding Inter-war homes. The asymmetrical rough-cast stucco front façade displays tall offset gables with rolled eaves and a wide clinker-brick chimney with decorative brickwork. The focal point is the enclosed stucco entry porch with asymmetrical front gable, an arched clinker-brick door surround and a vertical plank door. William Francis Miller (1899-1967) and his wife Helen (nee Bard) moved into their new home by 1947. Scottish-born William had immigrated to Canada as a child and became a stationer. While a resident in the home he held executive positions with F.A. Nye, Miller Ltd., Booksellers & Stationers and Miller Stationers. When the couple retired to Victoria in 1958, a series of professionals owned the home, living there for relatively short terms: a bank manager, engineer, psychiatrist, architect and two physicians.
Character Defining Elements	The key elements that define the heritage character of the Miller Residence include, but are not limited to its: - setting on a busy traffic corridor and residential street with grassy boulevards and mature street trees; - location and orientation on deep lot and setbacks on all sides; deep setbacks from 102 Avenue; location in relation to Groat Ravine and Government House grounds; - landscape elements including: 50' lot with landscaped; mature coniferous and deciduous trees; - form, scale and massing as expressed by its: one and one-half-storey irregular plan; medium-pitched, side-gabled roof; wide, front-gable projecting east bay; enclosed entry porch with asymmetrical front gable; large front-gabled north wing with front-gabled dormers and small attached front-gabled garage wing; - construction materials as expressed by its: wooden-frame structure with rough-cast stucco cladding; clinker-brick chimneys and trim; concrete foundation; wooden trim; - Storybook-style details such as its: rough-cast stucco cladding; asymmetrical architectural elements; side-gabled roof; verges with rolled eaves and wooden bargeboards angled on ends; one and one half-storey form; tall offset gables; wide and tapered clinker-brick chimney on front façade with decorative brickwork; enclosed stucco entry porch with asymmetrical front gable; a clinker-brick arched door surround with segmental arch; vertical plank door with wrought-iron strapping and small stained glass light; inset metal mail slot;

	- Minimal Traditional-style details such as its: simple design; picture windows; medium-pitch roof and horizontal orientation; - original fenestration including: picture and other window openings on the main storey; upper storey window openings on north wing and dormer; garage sidelight; original wooden front door; plain wooden window trim and sills; stucco drip moulds; and - additional details such as: low brick porch landing; original attached front-gable garage wing at rear with matching wooden trim and stucco cladding and drip moulds, rolled eaves, vent, and original door with sidelight; small internal clinker-brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Miller Residence, built in 1945 at the end of the Second World War, possesses heritage valued as an unusual late example of the high quality, high status homes built in southeast Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Miller Residence, which fronts 102 Avenue, is also valued for its association with this important Edmonton east-west transportation corridor and historic streetcar/bus route **(Theme Value – Transportation and Communication).** The 1945 Miller Residence is a rare, intact and high quality example of the Minimal Traditional Style with Storybook detailing in southeast Glenora. **(Theme Value – Architecture and Design)**
Period of Significance	1940 to 1945 (WW II and Early Modern)
Chronology of Alterations	Post 1976 - small balcony inset below southeast dormer of rear wing. All windows changed out – two window openings altered on front and side facades.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. A small balcony has been inset below the southeast dormer of the rear wing; the change is modest, not visible from the front and reversible. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Miller Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, brick and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable

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	The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of a high status home built in southeast Glenora during the Second World War. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Second World War development has not changed.
Statement of Integrity	The Miller Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in good condition with a high degree of its original fabric; the main alteration to the residence is the replacement of the original windows. Many houses along this street have had alterations in the form of window replacements to buffer noise from the busy road. - Foundation: the concrete foundation appears structurally intact; the stucco parging is in good condition with some cracking near ground level. - Cladding: the original stucco is in good condition. - Windows: the home retains all its window openings on the main storey including garage sidelight and on the upper storey openings on the rear wing and dormer; new triangular openings on upper storey; most or all window sashes have been replaced; wooden window trim and stucco drip moulds are in good condition. - Doors: the home retains its original internal front door which is in very good condition. - Chimneys: internal and external clinker brick chimneys are in good condition. - Roof: the roof structure and roof cover are in good condition; the roof cover was originally wooden shingles vs. the current manufactured material. - Roof elements: wooden bargeboards are in good condition. - Decorative elements: the louvres and clinker brick door surround are in good condition. - Porches: the stucco front porch is in very good condition; brick landing has mortar loss and a new concrete step has been placed in front.

	- Additions: A small balcony has been inset below the southeast dormer of the north wing. - Garage: original rear attached garage wing: wooden trim, stucco cladding and drip moulds, and original door are in good condition; sidelight window sash has been replaced.

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Walsh Residence		
Address	13020 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;118;7		
Geographic Position	53.543379	-113.546860	NAD83
Site Area	896.052m^2		
Contributing resources	n/a		
Date of Construction	1946		
Architectural Style	Storybook Revival		
Architect	n/a		
Builder	Charles E. Walsh		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued for its built form that incorporates Storybook Revival	

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(see attached worksheets)	Mid-century development of Glenora along the 102 Avenue transportation corridor	design elements
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption	View of front elevation of the Walsh Residence, looking to the north.
Location	13020 - 102 Avenue NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	View of south (left) and east (right) elevations of Walsh Residence, looking to the northwest.
Location	13020 - 102 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the front (right) and west (left) elevations of the Walsh Residence, looking to the northeast.

Municipal Heritage Planner's Mandatory Documentation

Location	13020 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of patterned parging with glass block lights in foundation of the Walsh Residence.
Location	13020 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of wing wall with wood door leading into the back of the property, with decorative parged surround, on the Walsh Residence.
Location	13020 - 102 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main, recessed entryway of the Walsh Residence, including

	canopy and parged surround.
Location	13020 - 102 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of both attached and detached garages at the rear of Walsh Residence property.
Location	13020 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of triangular louvre in the gable peak, front elevation, of the Walsh Residence.
Location	13020 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of the exterior parged chimney on the west elevation of the Walsh Residence.
Location	13020 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Walsh Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Walsh Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1946, the Walsh Residence is valued for its association with the mid-century development of Glenora along the 102 Avenue NW transportation corridor **(Theme – Transportation and Communication).** The Walsh Residence is also valued for its built form that incorporates Storybook Revival design elements **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Walsh Residence is a one-and-a-half storey, asymmetrical and cross-gabled residence located along 102 Avenue NW between 130 Street to the east and Wellington Bridge to its immediate west. The residence is west of the former Provincial Museum with a substantial setback from the street, abutting a grassed boulevard. The residence is obscured from the street by rows of mature coniferous trees. Key features of the residence include its eclectic design and asymmetrical facades, high-pitch rooflines, fabric awnings over windows, stucco cladding and sloped wing wall that extends over a gated walkway to the backyard.
Heritage Value	The Walsh Residence, built in 1945-1946, is valued for its association with the Mid-century development of Glenora along the 102 Avenue NW transportation corridor. The Glenora neighbourhood was originally subdivided in 1906 by Montreal real estate developer, James Carruthers. An agreement was signed between Carruthers, his associates and the City in December 1909 for the construction of the Groat Road Bridge, bringing road access between Glenora and the eastern part of Edmonton. The work was completed in May 1911 by the Dominion Bridge Company at a cost of $58,000. The same year, Carruthers subdivided the portion of Glenora south of Stony Plain Road according to the design and aesthetic principals of Garden City Suburb and City Beautiful movements. While the residential roads of the new subdivision were laid out following the natural contours of the ravine, the linear east-west alignment of 102 Avenue was preserved. Catering to Edmonton's business and professional class, the initial development of Glenora was concentrated away from the 102 Avenue corridor, owing to the noise and traffic of the increasingly ubiquitous automobile. Development along the avenue would pick up in the 1930s and 1940s filling in the corridor with new fine residences. The Walsh Residence was built by its first owner, Charles Walsh. A building permit was obtained in August 1945 but it was not constructed until 1946. The Walsh family had previously lived at 10024 142 Street near the MacKinnon Ravine before moving into their new home. Charles (1905-1981) was born in Lanark, Ontario and married May Stoker (1906-1988) in Edmonton in 1930. Charles worked as a projectionist with the Gem Theatre, one of Edmonton's oldest purpose-built movie theatres, located at 9682 Jasper Avenue. The Walsh family occupied the residence for three short

	years until it was sold to Robert and Jean Trammell in 1951. Robert (1902-1965) was a well-known oil executive who served as general manager with Interprovincial Pipeline (later Enbridge) until his retirement in 1964. Jean (died in 1970) was active in the community through the Robertson United Church, the Edmonton Art Gallery, the Red Cross and Edmonton Flower Society. After Robert's retirement in 1964, the Walsh Residence was bought by Harry and Phyllis Reidford in 1965. Harry (1914-2004) worked as a geologist with S L Refineries, retiring in the early 1970s. Following the death of his wife Phyllis (1914-1983), Harry continued to occupy the Walsh Residence. The Walsh Residence is also valued for its built form that incorporates Storybook Revival design elements. During the early 20th century there was an interest in reviving historic home designs, some based on classical European designs. Storybook Revival developed first in California after the First World War, similar to the Tudor Revival but with greater eclecticism. The Storybook Revival elements of the Walsh Residence include its asymmetrical faux front gable with wing wall that provides access to the back yard, high-pitched cross-gabled roof, stucco façade and triangular louvres in the front and rear gable peaks. The saltbox roofline extends past the floor plan over a gated walkway leading to the backyard, creating a decorative partition that augments the residence's enchanting character. The Storybook aesthetic is further reinforced by landscaping elements such as mature coniferous trees that guard against the traffic of 102 Avenue.
Character Defining Elements	The key elements that define the heritage character of the Walsh Residence include, but are not limited to its: - south facing orientation located roughly mid-block on 102 Avenue NW; bordered by Wellington Ravine to the west and another residential building to the east; tree-lined residential street in an urban environment; - generous set back from avenue; paved lanes running behind on the east and west sides of lot with both an attached and detached garage in rear; - landscape elements such as its: privately designed yard bordered on the south street facing side by mature coniferous trees and a low hedge; deciduous trees and low hedge bordering property along west laneway; concrete walkway leading to entrance and to the right, providing access to rear; wooden fence with lattice along eastern

	property line; - form, scale and massing as expressed by its: asymmetrical façades; one and a half storey height; cross-gabled roof plan; faux gabled front entrance recessed and bordered by decorative parging, saltbox wing wall along east elevation with a gated walkway with decorative parging; narrow eaves and flush verges; moulded wooden bargeboards; faux gable above entrance along east elevation; - wooden-frame construction as expressed by its: nailed wood frame, concrete foundation with patterned stamped parging; - Storybook Revival style elements as expressed by its: high-pitched cross-gable roof line with eaves that have little overhang; triangular louvres at north and south elevation peaks; wing wall with gated walkway to rear of residence; - fenestration features such as its: original window openings with external wooden trim and sills; fabric awnings; glass blocks in basement and side and rear facades; and - additional features such as its: internal brick chimney and exterior chimney with patterned stucco parging; attached gabled garage to the rear of the building with wooden louvres in north and south elevation peaks.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1946, the Walsh Residence is valued for its association with the Mid-century development of Glenora along the 102 Avenue NW transportation corridor **(Theme – Transportation and Communication).** The Walsh Residence is also valued for its built form that incorporates Storybook Revival design elements **(Theme – Architecture and Design).**
Period of Significance	1946
Chronology of Alterations	c1950s-1960s • Original windows in basement and upper floor replaced with sets of glass blocks arranged as lights Post 1990s • Original windows on first storey and attached garage replaced with fixed, multi-light vinyl windows
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and 102 Avenue continues to serve as a major arterial road within Edmonton. Materials ☒ Yes ☐ No ☐ Not Applicable While the windows have been replaced, they are located in the original openings and the wooden trims have been preserved. There are sufficient other remaining materials to convey its significance. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in the residence's current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The Storybook quality of the residence remains unchanged.

	Association ☒ Yes ☐ No ☐ Not Applicable The association of the Walsh Residence with the nearby natural landscape as well as the built form of 102 Avenue remains unchanged.
Statement of Integrity	The Walsh Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in very good condition with a high degree of its original fabric intact. As the residence is located along a busy corridor, all of the windows have been replaced to buffer noise. Many historic residences along this corridor have done the same. - Roof: The roof structure and the roof cover, asphalt shingles, are in good condition. - Roof elements: The moulded wooden bargeboards are in good condition; stucco soffits are in good condition. - Foundation: The concrete foundation is structurally intact; patterned parging does not show any significant signs of damage. - Cladding: The original stucco is in good condition. - Decorative elements: Are all in good condition, no tearing in the fabric awnings; some paint failure on the triangular louvres; decorative iron railing at front entrance in good condition; patterned parging around covered gate appears in good condition - Windows: Original windows replaced, but original wooden external trim and sills are in good condition with limited paint failure on the sills of second story and garage windows; basement and second storey windows replaced with glass block lights; first storey and attached garage windows replaced with vinyl windows. - Doors: Original front door replaced; patterned parging around from entryway in good condition with some cracking limited to the base of the right

	side; door to back yard is original and in good condition. - Chimneys: Internal brick chimney and external stucco clad chimney are in good condition with no evidence of deterioration. - Garage: The rear alley-access attached garage is in good condition.

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Miller Residence		
Address	13118 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;116;13		
Geographic Position	53.543378	-113.549048	NAD83
Site Area	673.4m²		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Storybook Revival		
Architect	n/a		
Builder	Joseph P. Desrochers		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Significant as a highly intact example of the	**Style/Design/Construction** Possesses value as a high-style, high quality and well-preserved	

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(see attached worksheets)	prestigious homes built during Glenora's earliest development period. Also valued for its association with an important east-west transportation route and the historic Wellington Bridge. **Event/Cultural Practice** **Institution/Person**	example of the Storybook Revival style in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	Front elevation of the Miller Residence, looking to the north.
Location	13118 - 102 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the east elevation of the Miller Residence, heavily obscured. Looking to the northwest.
Location	13118 - 102 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the original detached garage located at the rear of the Miller Residence property, looking to the south.
Location	13118 - 102 Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the main entryway of the Miller Residence on the front elevation.
Location	13118 - 102 Avenue NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	A grouping of four wood single-hung windows with original storms located on the front elevation of the Miller Residence.
Location	13118 - 102 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the half-timbering in the large front gable on the front elevation of the Miller Residence.
Location	13118 - 102 Avenue NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the shed dormer with original wood multi-light window and storm on the front elevation of the Miller Residence.
Location	13118 - 102 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	View of the Miller Residence and garage a couple years after its construction, looking to the northwest, showing its original east

	elevation before the large addition was constructed post-1976.
Date	30 April 1932
Photographer	Unknown
Copyright	City of Edmonton Archives (EA-75-40)
Historic Photo	
Caption	1952 aerial image of the Draper Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1976 aerial image of the Draper Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Miller Residence, built in 1930 in one of the Period Revival styles, which were popular in the Inter-war years, is significant as a highly intact example of the prestigious homes built during Glenora's earliest development period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Miller Residence, fronting 102 Avenue and next to the Wellington Bridge, is also valued for its association with an important east-west transportation route and the historic bridge crossing **(Theme Value – Transportation and Communication).** The 1930 Miller Residence possesses heritage value as a high-style, high quality and well-preserved example of a Storybook Revival-

Municipal Heritage Planner's Mandatory Documentation

	style house in Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1930 Miller Residence is a picturesque one and one-half-storey, Storybook Revival-style house with a medium-pitched, side-gable roof and stucco cladding. The asymmetrical façade features tall offset gable peaks with decorative half-timbering, groupings of single-assembly with bracketed wooden flower boxes and a front-gabled entry porch with arched opening and tapered columns. A post-1976 east bay with shallow projecting front gable extends the home to the east. The home is situated on large parcel on a residential street with landscaped front setbacks and mature street trees. The residence is located in the southeast part of the inner city residential community of Glenora, on 102 Avenue NW, a busy traffic corridor, just west of the Wellington Bridge.
Heritage Value	The Miller Residence, built in 1930 in one of the popular Period Revival styles of the Inter-war years, is significant as an intact example of the prestigious homes built during Glenora's earliest development period. The Miller Residence is situated in the 1911 Glenora subdivision, registered by developer James Carruthers. This subdivision, located south of Stony Plain Road, was surveyed by Richard H. Knight (1877-1931) with a large central circle (called Alexander Circle today), a grid-iron layout to the west and a *Garden City Suburb* design to the east. By 1930, Quebec-born Walter Trudeau (circa1884-1971) had acquired a lot in the Garden City Suburb part facing 102 Avenue where it meets Churchill Crescent, a curving road which both follows the natural contour of Wellington Ravine, and echoes the curve of Alexander Circle. Having established his eponymous Edmonton dry cleaning business, Trudeau purchased this property as an investment and by August 1930 a permit was obtained and Joseph Desrochers (ca1888-1953), an Edmonton contractor, also from Quebec, was engaged as the builder. The Miller Residence, fronting 102 Avenue and next to the Wellington Bridge, is also valued for its association with an important east-west transportation route and historic bridge crossing in Edmonton. Long used as a busy transportation road, 102 Avenue had become a streetcar route by 1908, with a stub line extension into Glenora by 1912. Eventually, the wooden trestle bridge crossing the Wellington Ravine needed replacement. An 'artistic bridge' was planned for the crossing near 131 Street – where the newly constructed Miller Residence was located. With the

	outset of the Depression, the bridge was an important employment project. When completed in 1932, the Wellington Bridge, with its aesthetic design by City engineers and Professor Ibrahim F. Morrison of the University of Alberta, was touted as the city's 'most handsome bridge'. The 1930 Miller Residence also possesses heritage value as a high-style, high quality and well-preserved example of a Storybook Revival-style house in Glenora. Homes between the Wars followed modern trends of bright, airy and efficient interiors. First World War veterans returning to North America from service had acquired a fondness for the traditional vernacular architecture from Europe. These preferences are captured in the Storybook style, displayed by the Miller Residence's asymmetrical façade with stucco cladding, side-gabled roof and tall, offset gable peaks with decorative half-timbering and multi-assembly windows. The front-gabled entry porch is an eclectic combination of half-timbering, exotic arched opening and tapered columns on red-brick plinths. Perhaps the most whimsical element of the home is its garage with prominent crenellated parapet. Mrs. Rebecca Friedman (ca1867-1941) was Walter Trudeau's first main tenant from 1932 to 1936, although Reverend Charles G. Stone had very briefly lived there in 1931. After a further six years of tenants, the residence was no longer an investment property, and was acquired by retiree James Miller and his wife Minnie in 1943. By 1947, Minnie had been widowed. Upon her death in 1958, Minnie's children became the main residents: her two daughters Vivian (died 1968), from 1960 to 1967, and Aileen (died 1988) from 1969 to 1978; and one of her sons, James, from 1979 to 1985. Vivian and Aileen were teachers with the Edmonton Public School Board (EPSB), at times working as Assistant or Lady Vice Principal.
Character Defining Elements	Key elements that define the heritage character of the Miller Residence include, but are not limited to its: - setting on a busy traffic corridor with mature street trees; - location and orientation on a deep lot and setbacks on all sides; deep setbacks from 102 Avenue; relation to Wellington Bridge, Ramsay Ravine natural area; - landscape elements including: 50-' lot with landscaped; mature coniferous and deciduous trees; - form, scale and massing as expressed by its: one and one-half-storey form; medium-pitched, side-gabled roof; clipped eaves

	and verges with moulded wooden bargeboards in the gables; - construction materials as expressed by its: wooden-frame structure with stucco cladding; brick chimney and plinth; concrete foundation; wooden windows, trim and window boxes; - Storybook Revival-style details such as its: stucco cladding; asymmetrical architectural elements; side-gabled roof; one and one half-storey form; tall, offset gable peaks with decorative half-timbering; multi-light windows with bracketed wooden flower boxes; open front-gabled entry porch with half-timbering in the gable peak, ogee arched opening, tapered columns on red-brick plinths; rough-coursed stone planter at base of main gable; crenelated parapet on garage; - original fenestration including: groupings of 8-over-4 single-hung wooden-sash windows with 2-light wooden storm windows on main storey; grouping of two single-assembly 8-over-1 single-hung wooden-sash windows with 2-light wooden storm windows at second storey; 10-light wooden-sash window with wooden storm window on the upper storey dormer; moulded wooden window trim and sills; 12-light external wooden front door with 4-light sidelights and 12-light internal wooden front door with 4-light sidelights; and - additional details such as: internal brick chimney; original stucco garage with flat roof and crenellated parapet.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact	

Municipal Heritage Planner's Mandatory Documentation

information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Miller Residence, built in 1930 in one of the Period Revival styles which were popular in the Inter-war years, is significant as a highly intact example of the prestigious homes built during Glenora's earliest development period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Miller Residence, fronting 102 Avenue and next to the Wellington Bridge, is also valued for its association with an important east-west transportation route and the historic Wellington Bridge crossing **(Theme Value – Transportation and Communication).** The 1930 Miller Residence possesses heritage value as a high-style, high quality and well-preserved example of a Storybook Revival-style house in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Post 1976 – gabled projection added to the east front facade, and a gabled wing at the rear. Re-stuccoed likely at the same time.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact, but added to. The east extension is compatible style and materials and distinguishable by the medium-pitch of the front-gable peak and the modern windows. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Miller Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, brick and wood. Since the alteration is an addition and not replacement, most of the fabric is retained apart from the loss of the original

	east windows and side door. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Inter-war period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Inter-war period has not changed.
Statement of Integrity	The Miller Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in very good condition with most of its original fabric. - Roof: The roof structure and the roof cover, asphalt shingles, are in good condition. - Roof elements: Wooden bargeboards show some paint failures especially on the ends. - Foundation: The concrete foundation is structurally intact. - Cladding: The stucco cladding was likely added when the addition on the front was added; it is in good condition, with minor stains. - Windows: Aside from the new extension, the home retains all original window openings, wooden sashes and wooden storms except the original east windows and door; paint on wooden window sashes and trim is in fairly good condition with some paint failures. - Doors: The home retains its original front door opening, internal and external front door and sidelights, all in good condition. - Chimneys: Internal brick chimney is in good condition. - Decorative elements: Wooden planters are the same form and placement as originals but are new; awnings were added likely in the 1950s. - Porches: The stucco front porch is in good condition; the shallow east bay of post-1976 extension overlaps the east porch column removing the taper on the east side side, and likely caused the gap between the west column and its plinth; new wooden front steps and iron railings.

	- Garage: the original garage is in good condition, some cracking and paint failures of the stucco at the parapet level.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Anderson Residence		
Address	13219 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2804AF;124;4A		
Geographic Position	53.542765	-113.551462	NAD83
Site Area	1092.2 m²		
Contributing resources	n/a		
Date of Construction	1919		
Architectural Style	Arts and Crafts		
Architect	W.A. Johnson		
Builder	W.A. Johnson		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Significant example of the high-style homes	**Style/Design/Construction** Valued as an early, picturesque and well-crafted example of the	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	built during Glenora's Inter-war period. Valued for its association with the historic 102 Avenue east-west transportation corridor and streetcar/bus route. **Event/Cultural Practice** **Institution/Person**	Arts and Crafts Revival-style in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Anderson Residence, looking to the south.
Location	13219 - 102 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and west (right) elevations of the Anderson Residence, looking to the southeast.
Location	13219 - 102 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the front (left) and west (right) elevations of the Anderson Residence, looking to the southeast, showing the attached double garage which replaced an original attached garage.
Location	13219 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the west elevation of the Anderson Residence, looking to the

	east.
Location	13219 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	View of the rear elevation of the Anderson Residence showing a modern sunroom addition on the first storey, looking to the northeast.
Location	13219 - 102 Avenue NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the west elevation of the Anderson Residence, showing the half-timbering detailing, wooden brackets, and decorative rafter tails.
Location	13219 - 102 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the large shed dormer on the front elevation of the Anderson Residence.
Location	13219 - 102 Avenue NW

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Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the clinker brick chimney, centrally located along the ridge of the roofline of the Andersons Residence.
Location	13219 - 102 Avenue NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the main entrance to the Anderson Residence on the front elevation.

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Location	13219 - 102 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	The Anderson Residence as it appeared in 1924.
Date	1924
Photographer	McDermid Studio (Edmonton)
Copyright	Glenbow Archives (ND-3-2620)
Historic Photo	

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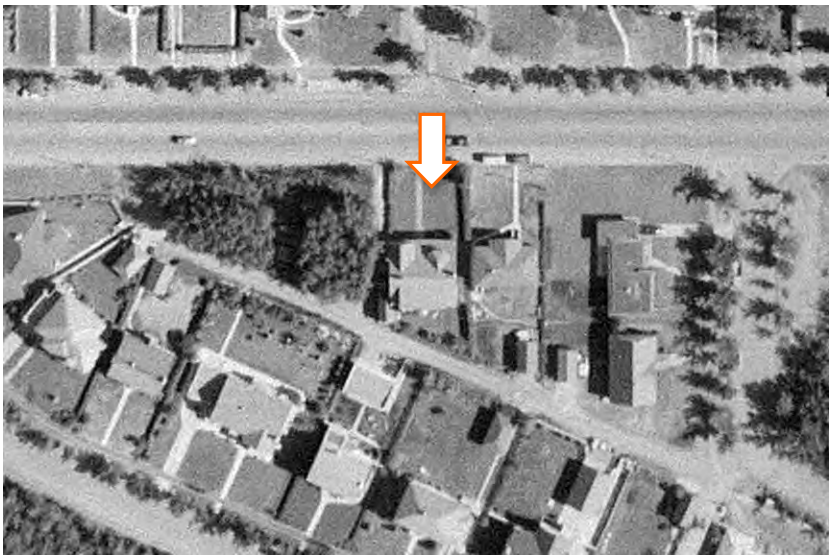
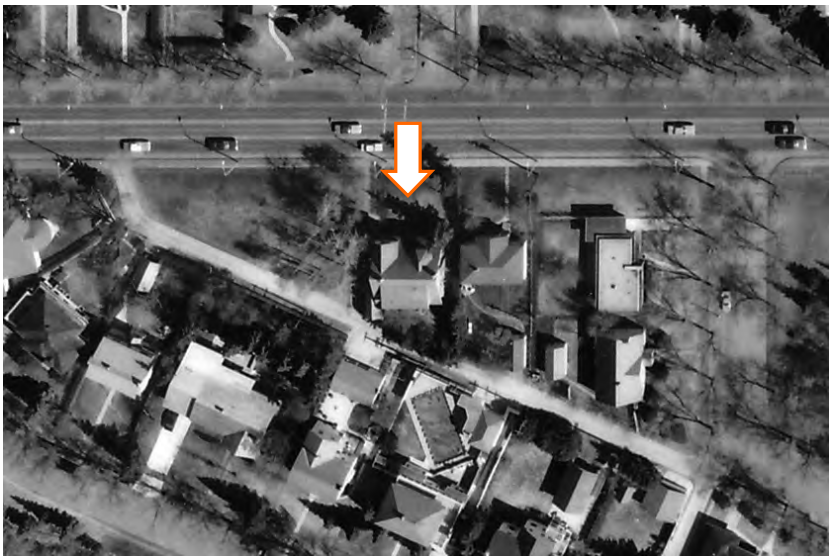
Caption	Oblique aerial image of Glenora from 1929, showing the Anderson Residence.
Date	1929
Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)
Historic Photo	
Caption	The Anderson Residence as it appeared in 1978.
Date	May 13, 1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R113-37A)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	The Anderson Residence as it appeared in 1978.
Date	May 13, 1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R113-36A)
Historic Photo	
Caption	1952 aerial image of the Anderson Residence.
Date	1952

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Anderson Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Anderson Residence, built in 1919 in one of the Period Revival styles of the Inter-war years, is valued as an early and very well-preserved example of the high-style homes built during Glenora's earliest development period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Anderson Residence, one of the earliest Glenora homes on 102 Avenue and a rare house with high integrity on the south side of that street, is also valued for its association with the historic 102 Avenue east-west transportation corridor and streetcar/bus route

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	(Theme Value – Transportation and Communication). The 1919 Anderson Residence is significant as an early, picturesque and well-crafted example of an Arts and Crafts Revival Style house in Glenora. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by	

Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1919 Anderson Residence is a picturesque one and one-half-storey, Arts and Crafts Revival house with a steep, overhanging side-gable roof with an east bay dormer and a west front-gabled dormer. The upper façade is clad in pebble-dash stucco and the lower façade in clinker brick. The front entry is centred on the façade, with a picture window on one side and a wide enclosed verandah on the other. The home is situated on a very large triangular parcel on a residential street with landscaped front setbacks and mature street trees. The residence is located in the southeast part of the inner city residential community of Glenora, along 102 Avenue NW, a busy traffic corridor.
Heritage Value	The Anderson Residence, built in 1919 in one of the Period Revival styles of the Inter-war years, is valued as an early and very well-preserved example of the high-style homes built during Glenora's earliest development period. The Anderson Residence is located in a 1911 subdivision south of 102 Avenue, registered by developer James Carruthers and surveyed by Richard H. Knight. Knight's layout comprised a western grid-iron section in the east, a *Garden City Suburb* part east of 136 Street, and the Government House lands east of King Road. The Garden City Suburb was an urban adaptation of the Garden City movement by Ebenezer Howard at the end of the 18th century, and was promoted by town planners like Thomas Adams in the early 19th century. Knight also capitalized on the terrain which slopes to the river, by using Olmstedian Suburb planning practice (developed by Frederick Law Olmsted from the 1860s) allowing the streets to flow with the natural contours of the Ramsay and Groat Ravines. In July 1919, Edgar Anderson obtained a permit to construct a $5,000 house on the north edge of the Garden City Suburb part of the neighbourhood, on a very large triangular property, fronting 102 Avenue. The Anderson Residence, one of the earliest Glenora homes built on 102 Avenue and a rare house with high integrity on the south side of that street, is also valued for its association with the 102 Avenue east-west transportation corridor and streetcar/bus route. 102 Avenue is a historic transportation route from the early 1900s.

	By 1912 a streetcar stub line was operating between 124 and 142 streets. The 1919 Anderson Residence is further significant as an early, picturesque and well-crafted example of an Arts and Crafts Revival Style house in Glenora. The style of the home, designed and built by W.A. Johnson, references British vernacular architecture with its steep side-gabled roof with deep overhang and the use of highly textured surfaces like clinker brick and pebble-dash stucco to create an air of timeless tradition. Varied elements like the gable peaks, the bay and front-gable dormers are placed asymmetrically to create an artless facade with a unique character. The home's half timbering and tall clinker brick chimneys display the medieval influences of the Arts and Crafts movement, and craft skill is showcased in details like the clinker brickwork, half-timbering and decorative bargeboards and brackets. By 1920 Edgar (1879-1935) and Laura Anderson (nee Johnson, 1884-1967) moved to their home with their four-year-old son Errol. Laura was originally from Minneapolis and met and married Ontario-born Edgar in Spokane circa 1902; the couple moving to Alberta shortly after. Edgar was working as vice-president of Nor-West Motors Ltd. during the five years they lived in the home. The next residents and owners from 1928 were English-born mining engineer Robert Giffen Drinnan (1873–1940) and his wife Stella (nee Stickney, born 1880). During their residency in the home Robert managed various collieries at Drinnan; in honour of his decades of service to the local mining industry there he became the namesake for an Alberta village which later merged with Hinton. He was also the Alberta vice-president for the Canadian Institute of Mining and Metallurgy. He died in 1940, and his widow left the home in 1945. Maxwell (born 1895) and Ruth Cristall became long time owners through to the end of the 1950s. Max's parents, Abraham and Rebecca, were Edmonton's first Jewish settlers and very prominent in the Jewish Community; Abraham built and owned the Royal George Hotel. Maxwell moved to the Anderson Residence the year following his father's death, when the hotel business passed to his Maxwell and his siblings. While the Cristalls lived in the home, Maxwell held various positions at the Leland and Royal George Hotels.
Character Defining Elements	Key elements that define the heritage character of the Anderson Residence include, but are not limited to its:

	- setting on a busy traffic corridor and residential street with mature street trees; - location and orientation on a very large wedge-shaped lot and setbacks on all sides; deep setbacks from 102 Avenue; relation to Ramsay Ravine natural area; - landscape elements including: landscaped setbacks; mature coniferous and deciduous trees; - form, scale and massing as expressed by its: one and one-half-storey rectangular plan with long façade; steeply pitched, overhanging side-gabled roof with five-sided bay dormer and large front-gabled dormer; small shallow projecting, front-gabled north bay on west façade; attached garage wing; - construction materials as expressed by its: wooden frame structure; pebble-dash stucco cladding and wooden half-timbering on upper façade and dormers; clinker brick cladding on foundation and lower façade in stretcher bond; concrete foundation; wooden trim, columns and balustrades; - Arts and Crafts Revival-style details such as its: one and one half-storey form with steeply pitched, overhanging side-gabled roof; use of highly textured surfaces - clinker brick, pebble-dash stucco, roof shingles with narrow reveal; asymmetrical architectural elements; dormers on front façade; half-timbering; projecting verges with decorative notched wooden bargeboards and triangular brackets; projecting eaves with wooden fascia boards and exposed rafter tails with same profile as bargeboards; tall internal clinker-brick chimney and tall external, tapered clinker-brick chimney; wooden tongue-in-groove soffits; porch with tapered wooden columns supported by brick piers, and open wooden balustrade; and - original fenestration including: early residential plate glass picture window; double-assembly 1-over-1 single-hung wooden-sash windows in upper storey dormer; 4-light fixed horizontal wooden-sash windows on the main storey; adjacent grouping of two triple-assemblies of 3-light, fixed, wooden-sash windows flanking fixed 6-light wooden-sash windows; 4-light wooden storm windows, and wooden plain window trim, lug sills and moulded lintels on the upper storey; additional brick sills and clinker brick lintels on lower façade; early 3-panel wooden screen door with wide 3-light sidelights.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Anderson Residence, built in 1919 in one of the Period Revival styles of the Inter-war years, is valued as an early and very well-preserved example of the high-style homes built during Glenora's earliest development period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Anderson Residence, one of the earliest Glenora homes on 102 Avenue and a rare house with high integrity on the south side of that street, is also valued for its association with the 102 Avenue east-west transportation corridor and streetcar/bus route **(Theme Value – Transportation and Communication).** The 1919 Anderson Residence is significant as an early, picturesque and well-crafted example of an Arts and Crafts Revival Style house in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1920s
Chronology of Alterations	n.d. – verandah enclosed with windows Post-1976 - small original attached garage wing replaced by larger wing, angled to align with alley; rear solarium enclosure below original continuous shed dormer.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. There is a rear full-length solarium addition which is not visible from the street and also reversible. The front verandah is enclosed by windows, also reversible. The very small original attached garage wing has been replaced by a larger wing using compatible materials but angled due to the nature of the site. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks and street trees, is intact as is the landscaping of the Anderson Residence. Materials ☒ Yes ☐ No ☐ Not Applicable

	The house retains its authentic materials: stucco, clinker brick and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Pre-war and Inter-war periods. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Pre-war and Inter-war periods has not changed.
Statement of Integrity	The Anderson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact. In general, the residence is in good condition with a high degree of its original fabric. There is a rear full-length solarium addition, not visible from the street and reversible. The very small original attached garage wing has been replaced by a larger wing using compatible materials but angled to align with the alley. - Roof: the roof structure, is in good condition; the asphalt roof tiles have maintained the same narrow reveal as the home had originally. - Roof elements: wooden tongue in groove soffits appear in good condition; wooden fascia on eaves covered by eaves trough. - Foundation: the concrete foundation is structurally intact. - Cladding: the original pebble-dash stucco cladding and clinker brick cladding are in good condition. - Windows: the home retains all its original window openings and wooden sashes and a few wooden storms; paint on wooden window sashes and trim is in good condition with rare paint failures; some windows are original on the west and east facades as well as in front dormer; a picture window on the west side of the front façade replaced a plate glass window assembly. - Doors: original screen door has been replaced by a very early period door; lower panes of original sidelights have been infilled with wood; internal door is not visible.

	- Chimneys: generally good condition but brick corbelling has been removed and concrete cap added, some mortar loss on both chimneys; flashing at the base of internal chimney has some damage. - Decorative elements: bay dormer, exposed rafter tails, decorative bargeboards with profile, verge brackets, tapered pillars, half timbering and clinker brick lintels have all been retained and are in good condition; metal awnings are from the 1950s. - Porches: the front porch is in good condition but has been enclosed with windows; the original wooden open balustrades have been retained but plywood sheet placed behind; front steps in good condition but may have been replaced. - Garage: the very small original attached garage wing has been replaced by a larger wing using compatible materials but angled to align with the alley; new wing in good condition.

City of Edmonton
Historic Resource
Management Program

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Northwestern Utilities Demonstration House		
Address	13224 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;115;11		
Geographic Position	53.543378	-113.550776	NAD83
Site Area	673.303m^2		
Contributing resources	n/a		
Date of Construction	1935		
Architectural Style	Minimal Traditional with Storybook Revival influence		
Architect	William G. Blakey		
Builder	John A. Buchanan		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued for its early Minimal Traditional with design elements	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	economic and social development of Edmonton through the arrival and promotion of natural gas services. **Event/Cultural Practice** **Institution/Person**	and unique features owing to its status as a demonstration house **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Northwestern Utilities Demonstration House, looking to the north.

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Location	13224 - 102 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and east (right) elevations of the Northwestern Utilities Demonstration House, looing to the northwest.
Location	13224 - 102 Avenue NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of the gabled entryway, external tapered chimney and formed concrete decorative date stone on the front elevation of the Northwestern Utilities Demonstration House.
Location	13224 - 102 Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the formed concrete decorative date stone on the front elevation of the Northwestern Utilities Demonstration House.
Location	13224 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of front door with a transom located in a recessed entryway, bordered by decorative pilasters and a wooden entablature on the front elevation of the Northwestern Utilities Demonstration House.

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Location	13224 - 102 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of fenestration on the front elevation of the Northwestern Utilities Demonstration House, with the original windows now replaced with vinyl.
Location	13224 - 102 Avenue NW
Copyright	City of Edmonton
Image 7 Description	

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Caption	Detail of the detached garage located at the rear of the Northwestern Utilities Demonstration House property.
Location	13224 - 102 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the two parged chimneys located on the rear half of the Northwestern Utilities Demonstration House.
Location	13224 - 102 Avenue NW
Copyright	City of Edmonton

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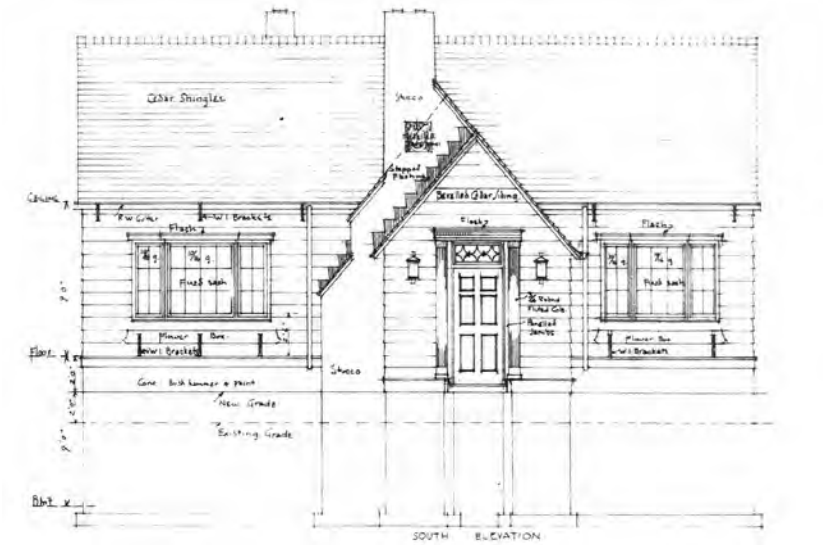
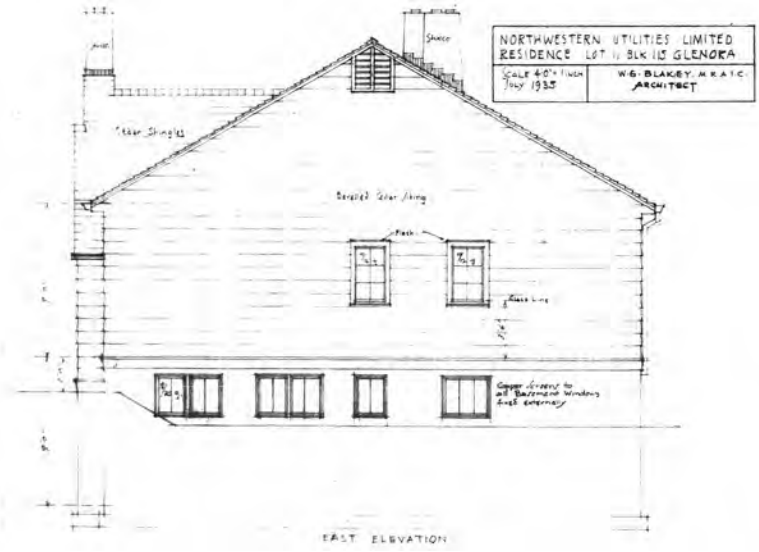
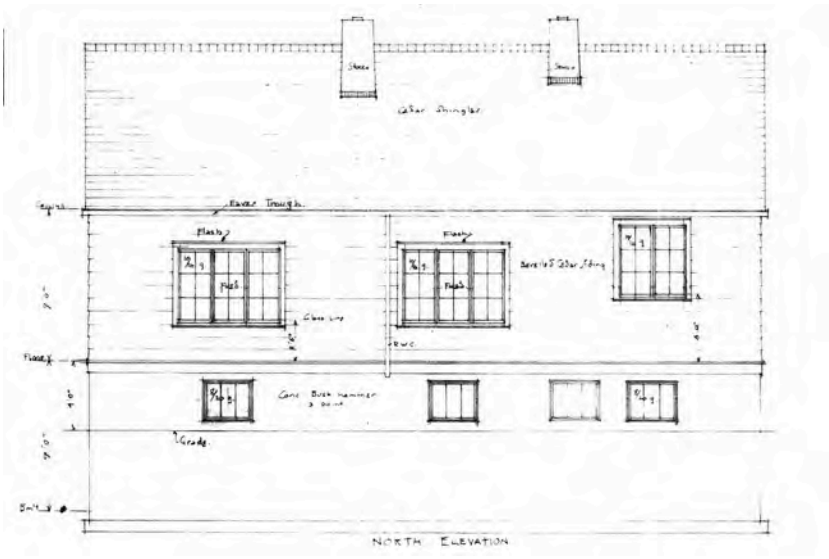
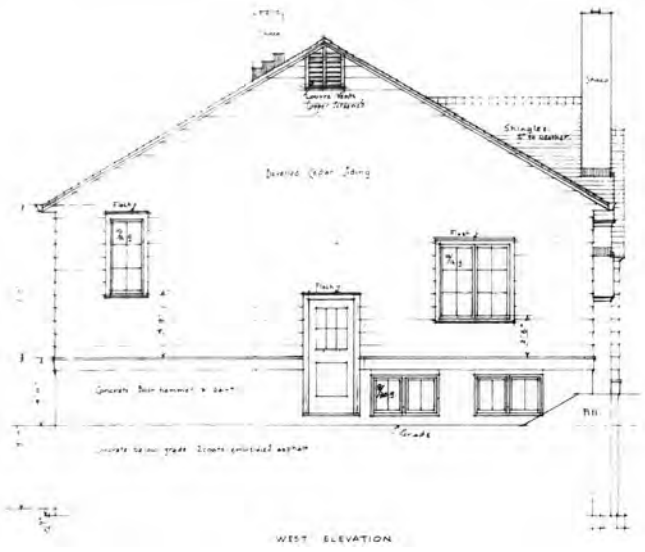
Image 9 Description	
Caption	Drawing of the front elevation of the Northwestern Utilities Demonstration House as produced by William G. Blakey.
Location	13224 - 102 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/79)
Image 10 Description	
Caption	Drawing of the east elevation of the Northwestern Utilities Demonstration House as produced by William G. Blakey.
Location	13224 - 102 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	Provincial Archives of Alberta (PR1967.0100/79)
Image 11 Description	
Caption	Drawing of the rear elevation of the Northwestern Utilities Demonstration House as produced by William G. Blakey.
Location	13224 - 102 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/79)
Image 12 Description	
Caption	Drawing of the west elevation of the Northwestern Utilities Demonstration House as produced by William G. Blakey.

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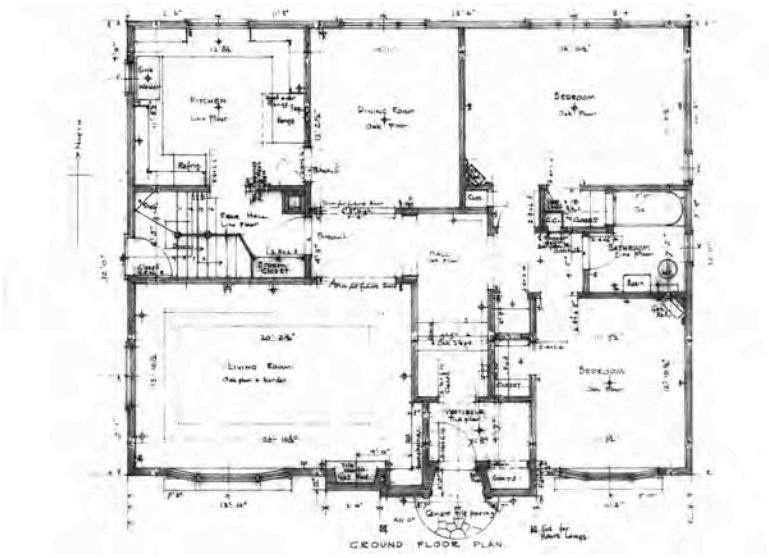
Location	13224 - 102 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/79)
Image 13 Description	
Caption	Drawing of the ground floor plan of the Northwestern Utilities Demonstration House as produced by William G. Blakey.
Location	13224 - 102 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/79)
Historic Photo	

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Caption	The Northwestern Utilities Demonstration House as it appeared immediately after its construction.
Date	1935
Photographer	McDermid Studio, Edmonton
Copyright	Glenbow Archives (ND-3-7158a)
Historic Photo	
Caption	1952 aerial image of the Northwestern Utilities Demonstration House.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1976 aerial image of the Northwestern Utilities Demonstration House.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1935, the Northwestern Utilities Demonstration House, is highly valued as an extant example of a demonstration house to display and promote the arrival of natural gas services in Edmonton in the 1930s **(Theme – Infrastructure).** The Northwestern Utilities Demonstration House is also valued for its early Minimal Traditional design with Storybook Revival detailing and unique features owing to its status as a demonstration house **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement)

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	☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Northwestern Utilities Demonstration House is a single-storey, side-gabled bungalow located mid-block between 132 Street and 133 Street NW along 102 Avenue NW, a major transportation corridor in Edmonton's Glenora neighbourhood. The residence is north of Ramsay Ravine and south of Alexander Circle with a substantial setback from the street, abutted by a grassy boulevard with mature trees. Key features of the residence include its prominent external tapered chimney with extended faux roof line centred on the front elevation and deeply recessed entryway with decorative door surround and diamond-paned transom.
Heritage Value	Built in 1935, the Northwestern Utilities Demonstration House is highly valued as an extant example of a demonstration house to display and promote the arrival of natural gas services in Edmonton in the 1930s. Built as one of only a handful of gas demonstration houses in the city, the house was one of the first fully gas-equipped houses in Edmonton. In the city's early years, residential heating was provided by coal burning furnaces or fireplaces. Natural gas was discovered near Viking, Alberta in 1914 and a franchise to provide the city was provided in November 1915. However, the Great War in Europe escalated labour and material costs so the undertaking was postponed until May 1923 when a new company, Northwestern Utilities, was formed and took over the project. Over the next several months, 290 kilometres of pipe was laid and on November 9, 1923, then Mayor David Duggan lit a 21-metre flame on the Fifth Street Bridge to signify that natural gas had at long last come to Edmonton. At its inception, 3,000 residents signed up for the service and by 1927 it reached 10,000 subscribers. Twelve years after the first flare, the Northwestern Utilities Demonstration House would open to the public to showcase the comfort and low cost of natural gas. The fully insulated residence boasted several modern amenities such as a detached garage with an automatic door and a fully-finished basement providing the house with 111-square meters of space on a relatively small footprint. It proved to be a popular attraction with over 1,500 guests on its opening day on October 16, 1935. The building's architect, William George Blakey (1882 – 1975), was one of the longest practising architects in the history of Alberta. He joined the offices of Roland W. Lines, a prominent Edmonton

architectural firm in 1908. In 1925 he entered into a partnership with his brother, Richard Palin Blakey (1879-1963), establishing Blakey and Blakey. He served as President of the Alberta Association of Architects from 1924-25 and continued to adapt to new forms and design styles throughout his long career.

The contracting company that built the house was led by prominent business leader, John A. Buchanan. A resident of Edmonton since 1910, Buchanan (1887-1976) began as a surveyor with the Dominion Lands Office before striking out to form his own private surveying and engineering company. He later branched into construction, establishing J.A. Buchanan Ltd. in the 1930s. He was appointed to the Canadian Senate by Prime Minister John Diefenbaker in 1959 where he served until 1965.

The house was sold to James August Christiansen in 1936. Christiansen (1890-1953) was a distinguished businessman who was known as a great supporter of local sports and recreation. He was born in Denmark and came to North America in 1915, where he married Isabel Scarett and began working for Waterloo Machinery. He transferred to Edmonton in 1935 and soon after acquired the Northwestern Demonstration House. In 1938 he purchased Waterloo's western division and following the Second World War, expanded into automotive sales through his purchase of the Lincoln Mercury dealership. Through his businesses he sponsored local sports teams including the Mercury Hockey Club which went on to win the gold medal at the 1952 Winter Olympics in Oslo, Norway. Christiansen would only occupy the Demo House for four years before it passed to Wilmer Faucett, a manager with the typewriter company Underwood Elliott Fisher, in 1940. The house was again sold in 1945 to Edward William Stibbards (1901-2000) and his wife, Audrey (nee Richards, 1903-1984). The Stibbards lived in the house until 1957 and over the last 60 years it has undergone several transformations while maintaining its original massing and key design elements.

The Northwestern Utilities Demo House is also valued for its early Minimal Traditional design elements with Storybook Revival inspired detailing and unique features owing to its status as a natural gas demonstration house. The Inter-war era bungalow was intended as an economically viable home for middle class families during a period of depressed economic conditions. The distinguishing feature of this design is its emphasis on simplicity. With its modest

	side-gabled roof and large, front picture windows, the Demo House provided the maximum amount of floor space with a limited footprint. As a demonstration house promoting natural gas use, the residence features several unique elements and design flourishes in the latest fashionable architectural style. Inspired by the strong movement of Storybook Revival, the house displays a central external tapered chimney with extended faux roof line. Its prominence highlights the use of gas with two aluminium stacks protruding from the top. Centred on the chimney is a formed concrete decorative panel bearing the year of construction, '1935'. The recessed entryway bordered by engaged round columns and an entablature with a diamond-shaped transom over the front door draw attention to the residence from the streetscape. The full height basement is also a distinct feature that was built to entice potential clients. It expanded the residence's modest footprint with additional space that could be used for recreation or social purposes.
Character Defining Elements	The key elements that define the heritage character of the Northwestern Utilities Demonstration House include, but are not limited to its: – south facing orientation located roughly mid-block on 102 Avenue NW; bordered to the east and west by other residential properties; tree-lined residential streets in an urban environment – generous set back from avenue; property abuts sidewalk and grassy boulevard with mature trees; detached garage at rear of residence; – landscape elements such as its: private yard featuring both mature coniferous trees and immature deciduous trees; curved concrete walkways leading to entrance and left of residence to back yard; – form, scale and massing as expressed by its: single-storey height with full-height basement; medium-pitched side-gabled roof; nested gable over main entrance bordered by decorative columns and a wooden entablature; narrow eaves; – wooden-frame construction as expressed by its: nailed wood frame; concrete foundation; – Minimal Traditional style as expressed by its: medium-pitched, side-gabled roof line with narrow eaves; symmetrical facade with centred deeply recessed entryway with decorative doo surround and engaged round columns; – Storybook Revival details including: external central tapered

	chimney with extended faux roof line centred on front facade; modest rolled eaves; panel embossed with '1935' in chimney; – elements that align with its role as a demonstration house: two additional internal chimneys; full-height basement; electric lighting bordering front entryway; and – original fenestration features such as its: original window openings and placement intact; transom above front door with diamond pattern.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1935, the Northwestern Utilities Demonstration House, is highly valued as an extant example of a demonstration house to display and promote the arrival of natural gas services in Edmonton in the 1930s **(Theme – Infrastructure).** The Northwestern Utilities Demonstration House is also valued for its early Minimal Traditional design with Storybook Revival detailing and unique features owing to its status as a demonstration house **(Theme Value – Architecture and Design).**
Period of Significance	193os
Chronology of Alterations	**Unknown (~ <10 years)** • Original lapped wooden cladding covered with vinyl siding (reversible) • Windows removed and replaced with vinyl windows in the same arrangement and configuration; original openings are preserved • New stucco parging added to front external chimney • Original front door replaced with newer wooden door, additional screen door added • Original roof elements such as fascia and verges appear to have been replaced with aluminum • Original detached garage replaced or significantly altered with newer structure in its place
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood bordering a major arterial road. Materials ☒ Yes ☐ No ☐ Not Applicable The cladding has been covered in vinyl siding and the chimney re-stuccoed. Workmanship ☒ Yes ☐ No ☐ Not Applicable

	Despite the loss of some original materials, the original massing and configuration of the building has been preserved allowing the quality of the workmanship to be evident. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a semi-detached residence and its association with the neighbourhood and 102 Avenue transportation corridor is intact.
Statement of Integrity	The Northwestern Utilities Demonstration House maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in good condition with a high degree of its original fabric intact. Vinyl windows have replaced original windows, likely to help buffer noise from 102 Avenue. Many historic resources along this street have replaced historic windows. – Roof: The roof structure and the roof cover, asphalt shingles, are in fair condition; localized shingle curling is visible on the south elevation. – Roof elements: Fascia replaced with aluminum material; soffits unobservable and original status of bargeboards unknown. – Foundation: The concrete foundation is structurally intact; no signs of wear or cracking. – Cladding: Original cladding materials covered with vinyl siding; no weathering or other damage; newer stucco applied on front chimney. – Windows: The home retains all its original window openings; all windows as sashes have been replaced with vinyl windows in original configuration, including triple assembly along front and rear elevations, single assembly along east and west elevations. – Doors: The front door has been replaced, but the transom above the door is original and intact. – Chimneys: Internal and external brick chimneys are in good condition with no evidence of deterioration. – Decorative elements: Are all in good condition, including decorative wooden columns and a entablature above

	front entrance; formed concrete decorative panel on chimney bearing the year of construction, *1935*, appears to have been recently painted,. – Garage: The original detached garage has been replaced with a newer structure

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Curlett Residence		
Address	13308 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;114;14		
Geographic Position	53.543377	-113.551769	NAD83
Site Area	673.77m^2		
Contributing resources	n/a		
Date of Construction	1944		
Architectural Style	Minimal Traditional		
Architect	George H. MacDonald		
Builder	John C. Curlett		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as a unique representation of Minimal	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	Mid-century development of Glenora along the 102 Avenue transportation corridor.	Traditional architecture during the early modern period.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person Valued as an example of residential design from prolific Edmonton-based architect, George Heath MacDonald	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	The front elevation of the Curlett Residence, looking to the north.
Location	13308 - 102 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Partial view of the rear elevation of the Curlett Residence, looking to the south.
Location	13308 - 102 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of parged foundation and exterior stucco cladding of the Curlett Residence.
Location	13308 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of double assembly wood window with storms and arched aluminum awning on the front elevation of the Curlett Residence.

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Location	13308 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of arched, recessed entryway of the Curlett Residence on the front elevation.
Location	13308 - 102 Avenue NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of arched louvre in front gable peak of the Curlett Residence.
Location	13308 - 102 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of stucco clad external chimney with concrete cap on the east elevation of the Curlett Residence.

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Location	13308 - 102 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of triple assembly wood window with storms and arched aluminum awning on the front elevation of the Curlett Residence.
Location	13308 - 102 Avenue NW
Copyright	City of Edmonton
Historic Photo	

Caption	1952 aerial image of the Draper Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Draper Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1944, the Curlett Residence is valued for its association with the early War-time development of Glenora along the 102 Avenue transportation corridor **(Theme – Transportation and Communication).** The Curlett Resident is further valued as an example of residential

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	design from prolific Edmonton-based architect, George Heath MacDonald **(Person Value).** The Curlett Residence is further valued as a representation of Minimal traditional architecture during the early modern period **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	11940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Curlett Residence is a single-storey, side-gabled bungalow located between 133 Street and 134 Street along 102 Avenue NW, a major transportation corridor in Edmonton's Glenora neighbourhood. The residence is north of the Ramsay Ravine and south of Alexander Circle, setback from a grassy boulevard with mature trees. Key features of the residence include its single material stucco cladding with minimal detailing, and arched features including aluminum awnings, louvre, front porch and recessed front door.
Heritage Value	The Curlett Residence, built in 1944, is valued for its association with the War-time development of Glenora along the 102 Avenue NW transportation corridor in Glenora. The Glenora neighbourhood was originally subdivided in 1906 by Montreal real estate developer, James Carruthers. An agreement was signed between Carruthers, his associates and the City in December 1909 for the construction of the Groat Road Bridge, bringing road access between Glenora and the city centre. The work was completed in May 1911 by the Dominion Bridge Company at a cost of $58,000. That same month, Carruthers applied to subdivide the portion of Glenora south of Stony Plain Road according to the design and aesthetic principals of Garden City Suburb and City Beautiful movements. While the residential roads of the new subdivision were laid out following the natural contours of the ravine, the linear east-west alignment of 102 Avenue was preserved. Catering to Edmonton's business and professional class, the initial development of Glenora was concentrated away from the 102 Avenue corridor, owing to the noise and traffic of the increasingly ubiquitous automobile. Development would pick up in the 1930s and 40s with homes that were generally more modest than those of the initial residents. This is a rare example of a residence built during the Second World War. The first owners of the Curlett Residence were John C. Curlett (1875-1949) and Sarah Petria (1877–1969). The couple moved from their home in Philadelphia, Pennsylvanian to Weston, Ontario in 1901. John later applied for a homestead patent northwest of Westlock, AB in 1911 but settled in Deville in Strathcona County. In 1916, he took over the ownership of Deville's first store and operated it until he sold it to his son, John C. Curlett Jr. (1894–1931) in 1924. By the mid-1930s, John Curlett had retired and the couple relocated to 9120 106 Street in Edmonton's Strathcona

	neighbourhood. After building their new home on 102 Avenue in Glenora, the Curlett's lived together until John's death in 1949. Sarah continued to reside in the home until her death in 1969 and it passed to their daughter, Maria Matz (widow of Odey Matz). Mrs. Matz held the Curlett Residence until her death in 1977 and it was sold to Bill Zozuk, a local designer. Since that time, there have been several occupants who have maintained the original character of the Curlett Residence. The Curlett Resident is further valued as an good but modest example of residential design from prolific Edmonton-based architect, George H. MacDonald (1883-1961). In 1899, MacDonald began his career as a draftsman with Dominion Steel and Coal Company in Sydney, Nova Scotia. It was there that he began working with his future business partner, Herbert A. Magoon. He travelled with Magoon to the soon-to-be province of Alberta in 1904, studying at the Alberta College and returning east to Montreal to complete a Bachelor of Architecture Degree from McGill University in 1911. Returning to Edmonton, he continued to work at Magoon's firm before becoming a partner and launching Magoon and MacDonald, constructing some of Edmonton's most enduring public buildings. Their works included Old St. Stephen's College on the University of Alberta Campus, the 1922 Colonial Building on Jasper Avenue and the 1913 Masonic Temple. Following Magoon's death in 1941, MacDonald continued to design buildings throughout Edmonton. While he is primarily known for his public and corporate buildings; MacDonald also designed several residential homes in Glenora. As a gift to his new bride in 1913, he designed the MacDonald Residence, a Georgian Revival home on Connaught Drive followed by the similar McClory Residence (10406 Connaught Drive) in 1930. The more modest Curlett Residence is a lasting example of the scope and range that MacDonald was able to bring to his many designs. The Curlett Residence is further valued as a good representation of Minimal Traditional architecture built during the Second World War. The style emerged as a response to the economic challenges of the Great Depression and a return to a period of entrenched traditionalism. The distinguishing feature of Minimal Traditionalism is its emphasis on simplicity. This was both an aesthetic choice and a necessary response to keep homes affordable in the face of depressed household income. As the end of the Second World War brought new economic opportunities and a growing population,

	Minimal Traditional houses became the go-to built form for middle class families entering the housing market. The Modern Traditional household emphasized efficiency and practicality with minimal ornamentation as these flourishes would have contributed to costs. The Minimal Traditional style of the Curlett Residence is expressed by its medium-pitched side-gabled roof with flush verges and eaves with little overhang, one-over-one windows and overall simplicity of its design. Its uniform exterior stucco cladding with minimal exterior detailing was intended to make the residence appear larger and reduce the construction costs. While many bungalows of this era feature large picture windows along the front elevation, its location along 102 Avenue created a need for privacy leading to smaller windows on the front of the Curlett Residence. The arched porch, front door and louvre along with the window awnings provide some ornamentation that distinguishes the Curlett Residence and make it a distinct example of Minimal Traditionalism in the Glenora neighbourhood.
Character Defining Elements	The key elements that define the heritage character of the Curlett Residence include, but are not limited to its: - south facing orientation located roughly mid-block on 102 Avenue NW; bordered to the east and west by other residential properties; tree-lined residential streets in an urban environment; - generous set back from avenue; property abuts sidewalk and grassy boulevard with mature trees - landscape elements such as its: private lawn with mature coniferous tree at east side of the property; curved concrete walkway leading to front entrance and back yard; - form, scale and massing as expressed by its: asymmetrical front façade and symmetrical rear; single-storey height; medium pitched, side-gabled plan with off-centered projecting front gable with arched entry; medium pitched side gable with shed roofline in rear which ties into main side-gable; - wooden-frame construction as expressed by its: nailed wood frame construction, wood fenestration, wooden molded frieze and soffits, concrete foundation with pressed parging; rough stucco cladding; - Minimal Traditional style as expressed by its: medium-pitched roof line with flush verges and eaves; single material exterior cladding; multi-paned windows; arched detailing including louvres, window openings, door porch

	and door; decorative parged door surround around porch inset; decorative parging at foundation; inset door; - fenestration features such as its: double assembly arch 1-over-1 wooden-sash windows with wooden storm windows on the south and east elevations; triple-assembly wooden-sash windows with 1-over-1 single-hung windows flanking central fixed single light window; original wooden main entrance door with nine-paned arched lights; arched aluminium awnings above windows along south and east elevations; and - additional features such as its: external chimney clad in stucco; wooden louvres at the peaks of the north and south elevations.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… Built in 1944, the Curlett Residence is valued for its association with the War-time development of Glenora along the 102 Avenue NW transportation corridor **(Theme – Pioneer Farms to First Suburbs).** The Curlett Resident is further valued as an example of residential design from prolific Edmonton-based architect, George Heath MacDonald **(Theme – Institution/Person).** The Curlett Residence is further valued as a representation of minimal traditional architecture during the early modern period **(Theme – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	Unknown • Original windows along west and east (side) elevations replaced with vinyl windows • Original internal front door replaced with newer wooden door
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and 102 Avenue continues to serve as a major arterial road within Edmonton. Materials ☒ Yes ☐ No ☐ Not Applicable Several of the windows along the west and north elevations have been replaced but retain the original openings. The other remaining materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in the residence's current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged.

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	Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a semi-detached residence and its association with the neighbourhood and 102 Avenue transportation corridor is intact.
Statement of Integrity	The Curlett Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are highly intact; the residence is in excellent condition with a high degree of its original fabric intact. - Roof: The roof structure and the roof cover, asphalt shingles, are in good condition; there is slight curling of the shingles on the back side of the roof. - Roof elements: The wooden soffits on the side gable and moulded frieze of the front and rear gable are in good condition. - Foundation: The concrete foundation is structurally intact; the pressed parging is in good condition with some horizontal cracking visible along the base of the front elevation. - Cladding: The original pebble-dash stucco is in good condition; there is some cracking and loss of material in the southwest corner. - Windows: The home retains all its original window openings, with original wooden sashes and wooden storms on the south and east elevations with some paint failure visible on the south facing windows; windows along the west and north elevations have been replaced with vinyl windows. - Doors: The original arched, nine-light screen door is in good condition; The internal main door appears to have been replaced with a newer wooden door. - Chimneys: External chimney clad in stucco appears in good condition with no evidence of deterioration. - Decorative elements: Are all in good condition, the decorative parging along the arched entryway is intact and the arched aluminium awnings are present over the windows along the south and east elevations; the arched wooden louvres in the north and south peaks are intact with minimal paint failure. - Porches: The inset ront porch is in good condition; the decorative parging remains intact as are the iron railings;

	some loss of material from the front concrete step.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Butler Residence		
Address	13404 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;113;18		
Geographic Position	53.543376	-113.553221	NAD83
Site Area	674.4m²		
Contributing resources	n/a		
Date of Construction	1942		
Architectural Style	Minimal Traditional (Cape Cod Revival)		
Architect	n/a		
Builder	William Walker		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Possesses heritage value as an example of	**Style/Design/Construction** Significant as an early, intact and high quality example in Glenora	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	one of the few homes built during the Second World War in southeast Glenora. Also for its association with 102 Avenue, an important east-west transportation road and streetcar/bus route. Event/Cultural Practice Institution/Person	of a Minimal Traditional Style cottage with Cape Cod detailing. Landmark/Symbolic Value
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Municipal Heritage Planner's Mandatory Documentation

Image 1 Description	
Caption	View of the front (left) and east (right) elevations of the Butler Residence, looking to the northwest.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front elevation of the Butler Residence, looking to the north.
Location	13404 - 102 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the front (left) and east (right) elevations of the Butler Residence, looking to the northwest.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the east elevation of the Butler Residence showing the attached garage, accessed off of 134 Street. Looking to the west.

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Location	13404 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Partial view of the rear elevation of the Butler Residence showing the hipped dormer. Looking to the south.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Butler Residence, showing its brick and concrete steps and wood gable canopy over the door.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the parged foundation and a wood basement window on the east elevation of the Butler Residence.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the wood bay window on the east elevation of the Butler Residence.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of a multi-light window on the front elevation of the Butler Residence.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the front gable on the Butler Residence.
Location	13404 - 102 Avenue NW

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Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the brick chimney on the front half of the Butler Residence.
Location	13404 - 102 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Butler Residence.
Date	1952

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Butler Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Butler Residence, built in 1942, is valued as an example of one of the few homes built during the Second World War in southeast Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Butler Residence is also significant for its association with 102 Avenue, an important east-west transportation road and streetcar/bus route in Edmonton **(Theme Value – Transportation and Communication).**

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	The 1942 Butler Residence is a very early and intact example in Glenora of the Minimal Traditional Style with Cape Cod detailing **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1942 Butler Residence is a one and one-half-storey, Minimal Traditional Style house with Cape Cod Revival detailing with a steeply pitched, side-gable roof and wide, horizontal lapped wooden siding. The façade displays a shallow, projecting front-gable west bay with an open front-gabled porch, and multi-light picture windows on either side; a connected garage is situated on the east façade of the house. The home is situated on a deep corner lot fronting the busy 102 Avenue traffic corridor to the south, with a side yard on 134 Street to the east. Both are residential streets with landscaped front yards, wide grassy city boulevards with very large mature deciduous street trees, and many homes of the same period. The residence is located in the southeast part of the inner city residential community of Glenora, southwest of Alexander Circle and one block east of historic Glenora School.
Heritage Value	The Butler Residence, built in 1942, is valued as a rare example of one of the few homes built during the Second World War in southeast Glenora. With its efficient use of floor space and simplified references to traditional styles, the home foretells the styles which would become typical in Post-war development. The residence is situated in the 1911 Glenora subdivision, registered by James Carruthers. Located south of Stony Plain Road, the subdivision was laid out by Richard H. Knight (1877-1931) with a large central circle (called Alexander Circle today), a grid-iron layout to the west and a *Garden City Suburb* design to the east. The subdivision was substantially built out by 1930, with the exception of the western grid-iron part where very little was built except for Glenora School. It was in this grid-iron part, just southwest of the circle and one block east of the school, that owner George Butler acquired a deep corner lot fronting the busy 102 Avenue transportation route. The Butler Residence is also significant for its association with 102 Avenue, an important east-west transportation road and streetcar/bus route in Edmonton. Despite the challenges of ravine crossings, this road has long been a transportation route. Carruthers and business partner H.D. Round financed the construction of a new bridge over the Groat Ravine in exchange for extended streetcar service along 102 Avenue west to Glenora. By 1912 a streetcar stub line operated between 124 and 142 streets (changing to a bus line in 1932). In 1949 the road was widened to four lanes between 127 and 140 streets to accommodate the new Jasper Place trolley bus service. By November 1942 Butler had

	obtained a permit to construct a home for an estimated $3,600. Edmonton contractor William Carl Walker (ca1894-1964), who built many Glenora homes through at least the end of the 1940s, was engaged. The Butler Residence is also valued as a very early and intact example in Glenora of the Minimal Traditional Style with Cape Cod detailing. The house expresses features of the Minimal Style such as its picture windows and simple design with horizontal emphasis. The home's Cape Cod Revival detailing references the early 18th century wooden folk houses of colonial Massachusetts: the steeply pitched, side-gable roof and wooden clapboard siding. This home is an early example of the style, which would become much more common in the late 1940s. High quality details of the home are its shallow projecting front-gable bay with front-gable canopy and multi-light picture windows, as well as its end gable which jetties over a large, distinctive five-sided curved bay window with fanned bracket. An early garage with high-pitched hipped roof, built within a few years of the home's construction, is attached to the house by an attractive side-gable breezeway and side entry which is accessed from 134 Street. George Butler (born 1896) moved to his new home by 1943; he had recently served in the Second World War and had previously worked as a fire-fighter for the City of Edmonton Fire Department, where he had been employed since 1923. By 1945 it was necessary for him to retire from service due to ill health caused by war injuries, and to seek a change in climate. From the late 1940s through the 1960s the home's residents were federal government employees: from 1946 to 1956 Robert Williamson, with the Department of Agriculture, and his partner Barbara; and from 1957 to 1969 owners Lucie Scott and her partner Elmer, a district administrator for the Department of Veterans Affairs. The home's current very long time owners have lived in the house since 1970.
Character Defining Elements	The key elements that define the heritage character of the Butler Residence include, but are not limited to its: - corner setting on a residential street and a transportation corridor, both with grassy boulevards and mature deciduous street trees; - location and orientation on a deep rectangular corner lot and setbacks on all sides; deep setbacks from the street; location near Alexander Circle and Glenora School; - landscape elements including: deep 50' corner lot with landscaped setbacks; mature deciduous tree in side yard;

	- form, scale and massing as expressed by its: one and one-half-storey rectangular plan with long façade at front; shallow projecting front-gable west bay with front entry; pent roof on east side with decorative end brackets; side-gabled roof with shallow projecting eaves and verges; wooden bargeboards, moulded in the larger gables; decorative wooden 'keystone' carvings in the gable peaks; rear hipped dormer with projecting eaves with exposed rafter tails; - construction materials including: nailed wooden frame structure; wide, horizontal lapped wooden siding; concrete foundation parged in 'even course' block pattern; brick chimney; wooden trim; - Minimal Traditional-style details such as its: simple design; small scale; large picture windows; wide, horizontal siding; wrought iron railings with 'W' in railings to front entry installed by second owner (Williamson); brick pavers on entry stairs; - Cape Cod Revival-style details such as its: steeply pitched side-gabled roof; oval and triangular louvres in the gable peaks; multi-light wooden windows; open porch with front-gable canopy centred on façade; highly decorative wooden detailing including brackets, modillions under gabled canopy, keystones, drip moulds; - original fenestration including: multi-light fixed wooden-sash picture windows with exterior multi-light storms; curved bay window with five assemblies (each 8-light casements with 4-light transom above) and fanned bracket on the east facade; double assembly 4-over-4 single-hung wooden-sash windows with exterior wooden storm windows on the upper storey; 3-light horizontal fixed wooden window sashes with 3-light storm windows at basement level; plain wooden window trim and sills; original external wooden 13-light front door and original internal wooden 15-light front door; original 4-light wooden side door; and - additional exterior architectural details including: internal, corbelled red brick chimney centred on front of roof; original garage attached to home by small enclosed side entry bay, with high-hipped roof, horizontal lapped wooden siding, projecting eaves and exposed rafter tails.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Butler Residence, built in 1942, is valued as an example of one of the few homes built during the Second World War in southeast Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Butler Residence is also significant for its association with 102 Avenue, an important east-west transportation road and streetcar/bus route in Edmonton **(Theme Value – Transportation and Communication).** The 1942 Butler Residence is a very early and intact example in Glenora of the Minimal Traditional Style with Cape Cod detailing **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	between 1942 and 1948 - very early garage wing and breezeway added, likely the home's original garage between 1954 and 1976 - original straight front sidewalk to 102 Avenue changed to access from 134 Street
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Butler Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: brick and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable

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	The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Second World War buildout has not changed.
Statement of Integrity	The Butler Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact and no major alterations made to the original building. - Roof: The roof structure and the roof cover, asphalt shingles, are in good condition. - Roof elements: Moulded wooden bargeboards are in good condition. - Foundation: The concrete foundation is structurally intact; the parging is in good condition and has been painted, with some paint peeling near ground level. - Cladding: The original wood cladding is in very good condition with no visible paint failures. - Windows: The home retains all its original window openings, wooden sashes and wooden storms; minor paint failures on wooden window sashes and trim, wood in good condition. - Doors: The home retains its original internal and external wooden front doors, both in good condition. - Chimney: Generally good condition, repointed but mortar on brick surface, and there is some mortar loss; flashing in poor condition. - Decorative elements: The louvres, brackets and porch canopy are in good condition. - Porches: The wooden front porch is in good condition, new iron railings and brick facing on concrete steps; wooden side entry porch is in good condition, missing siding at ground level. - Garage: The roof, siding, original garage door and multi-light windows of the original garage are in good condition.

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw# POSSE#

1.Description

Resource Names	Cleall Residence		
Address	10210 - 133 Street NW		
Neighbourhood	Glenora		
Legal Description	2830AF;114;15		
Geographic Position	53.543376	-133.551539	NAD83
Site Area	673.29m^2		
Contributing resources	n/a		
Date of Construction	1946		
Architectural Style	Cape Cod style		
Architect	William Walker		
Builder	William Walker		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Build-out of Glenora following the Second	**Style/Design/Construction** Elegant example of a Cape Cod Revival style residence with	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	World War **Event/Cultural Practice** **Institution/Person**	Classical Revival style details **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	The front elevation of the Cleall Residence, looking toward the west.
Location	10210 - 133 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	The south (right) and west (left) elevations of the Cleall Residence, looking toward the northeast.
Location	10210 - 133 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of a portion of the front elevation of the Cleall Residence showing the attached garage. Looking to the west.
Location	10210 - 133 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the east elevation of the semicircular dining room projection off of the south elevation of the Cleall Residence, a prominent feature in the houses designed and built by William Walker for Frank Cleall.
Location	10210 - 133 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the bay window on the front elevation of the Cleall

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	Residence.
Location	10210 - 133 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entrance on the front elevation of the Cleall Residence.
Location	10210 - 133 Street NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of triple and double assembly windows at the northeast corner of the Cleall Residence.
Location	10210 - 133 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the parged foundation of the Cleall Residence, with a wood, basement window, located on the front elevation.
Location	10210 - 133 Street NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the shed dormer installed on the north elevation of the Cleall Residence, not original to the house.
Location	10210 - 133 Street NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the brick chimney of the Cleall Residence, located on the south-half of the house.

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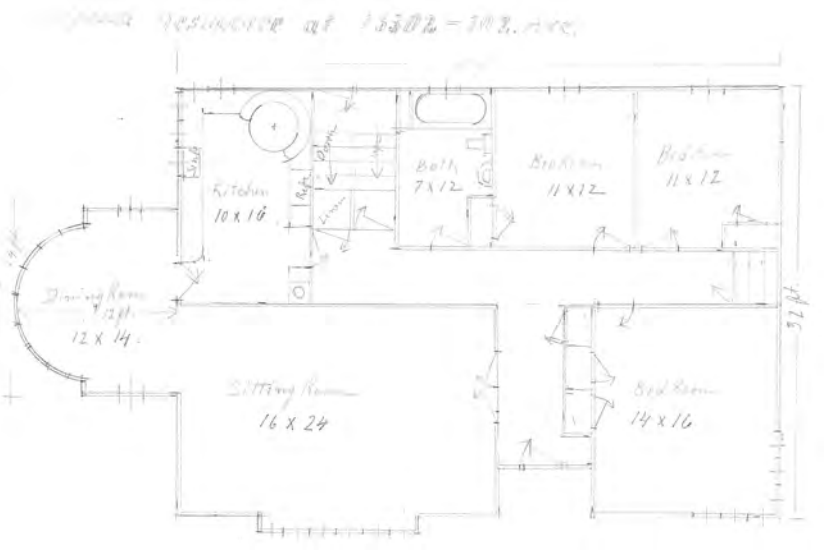
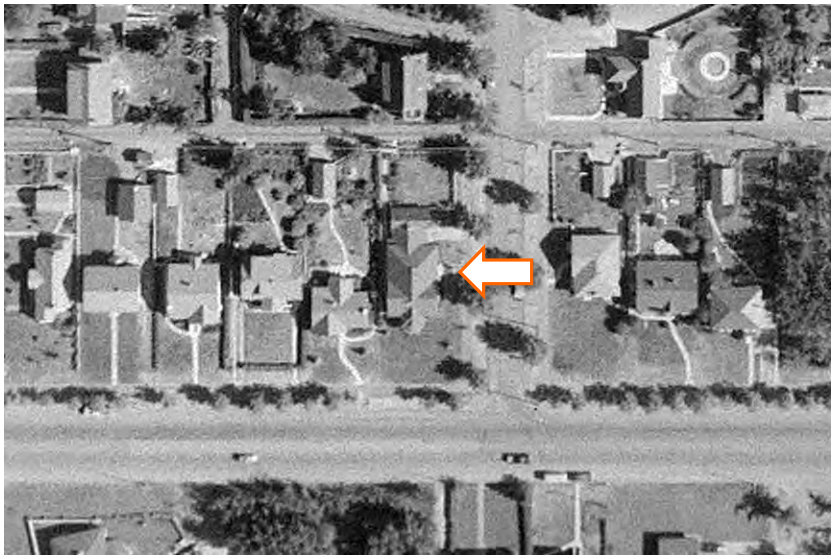
Location	10210 - 133 Street NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Front elevation drawing of the Cleall Residence, sketched by William Walker.
Location	10210 - 133 Street NW
Copyright	City of Edmonton Archives (MP-1946-367)
Image 12 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Floor plans of the Cleall Residence, sketched by William Walker.
Location	10210 - 133 Street NW
Copyright	City of Edmonton Archives (MP-1946-367)
Historic Photo	
Caption	1952 aerial image of the Cleall Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1976 aerial image of the Cleall Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Cleall Residence, constructed in 1946, is valued as an elegant example of the nature of residential construction in Glenora following the Second World War during the build-out of the community **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Cleall Residence is significant as an exceptional and highly elaborate example of a Cape Cod Revival-style residence **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier)

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	☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Cleall Residence is situated on a large corner lot at the intersection of 102 Avenue NW and 133 Street NW in the historic Edmonton community of Glenora. Set back from the street, the one and one-half storey residence is readily identifiable by its long rectilinear form, hipped roof with multiple gabled projections, dormers, and additions. The residence possesses numerous multi-light wooden-sash windows, wooden and shingle cladding, prominent inset entry with elegant curved awning over the porch supported by square columns, and unique curved projection with matching curved multi-light window on the south façade of the residence. A one-storey side-gabled garage connected to a one-storey front-gabled shed is linked to the residence's north façade.
Heritage Value	The Cleall Residence, constructed in 1946, is valued as an elegant example of the nature of residential construction in Glenora following the Second World War during the build-out of the community. Glenora underwent multiple phases of development from the time it was first surveyed in 1906; which is reflected in the scale and design of the neighbourhood's historic resources. James Carruthers, owner of the land that would comprise Glenora, initially had the land north of present day Stony Plain Road surveyed first, a number of the neighbourhood's earliest residences were constructed in this area; however, they were sparsely situated and few in number. In 1911, Carruthers subdivided the reminder of his land south of Stony Plain Road and established the Carruthers Caveat to manage the development of residences in this area. The Caveat consisted of restrictions relating to the construction and siting of homes on lots. Aspects of the Carruthers Caveat were in line with the tenants of the Garden City Suburb Plan, a planning movement popularized in North America in the early 20th century, which in turn drew aspects from Sir Ebenezer Howard's 1898 Garden City concept of urban planning. The Caveat and Garden City Suburb advocated for the establishment of entirely residential enclaves with green space for public and private use, controlled setbacks and designs. Development was also to compliment the environment and the integration of development into the environment, as evident in Glenora's curved streets following the contours of the land rather then the grid street layout of the 1906 Glenora and 1907 Capital Hill subdivisions. The result was a uniquely laid out neighbourhood of large high-quality residences.

	Following the Second World War, Edmonton underwent a period of development to accommodate the influx of returning military personnel and the emerging oil industry. Glenora's close proximity to downtown Edmonton increased its attractiveness to professionals. It was during this time that the Cleall Residence was designed and constructed by property owner William Walker (1894-1964) for a cost of $7,000. A local contractor, Walker constructed a number of residences in Glenora and would construct three residences for Edmonton dentist Dr. Frank Cleall (1920-1983). Dr. Cleall and his wife Barbara (1921-2015) were the first owner-occupants of the home, remaining there until 1949. The residence would have a number of occupants, before physician Dr. Donald Husel (1923-1995) and his wife Margaret (1921-2012) purchased the property in 1954, residing there for nearly two decades. The Cleall Residence is further significant as an exceptional and elaborate example of a Cape Cod Revival style residence. The traditional detailing of Cape Cod Revival style homes feature rectangular plans, gabled roofs, lapped wooden siding, multi-light windows, one or one and one-half storeys, narrow eaves and verges, and symmetry of plan. This popular revival style of wooden-frame folk houses is rooted to colonial Massachusetts in the early 1700s, and was first adopted by New England architects Levitt & Sons for use in Inter-war and Post-war residential design for its clean, practical layout, and inexpensive cost of construction. The Cleall Residence represents an affluent expression of this style, which is evident in the residence's one and one-half storey height, hipped roof with front-gabled projections, low profile, multiple multi-light windows, and mixture of lapped and shingle wooden siding. The Cleall Residence displays highly embellished detailing including its curved front porch awning supported by square fluted columns, front entry with decorative sidelights, fanlight, panels; dentils on porch awning and rotunda-like projection on south façade; oxeye windows with moulded trim with keystones; and boxed eave returns.
Character Defining Elements	Key elements that define the heritage character of the Cleall Residence include, but are not limited to its: – location roughly one a corner lot at 102 Avenue NW and 133 Street NW in the Edmonton neighbourhood of Glenora; – siting on a rectangle lot with setback from the street; – form, scale, and massing as expressed by its: one-storey

	height with basement; rectangular plan; hipped roof; front-gabled projections on front and rear façades at south end; a side-gabled garage connected to the residence and a one-storey front-gabled structure at the north façade; – wooden-frame construction including: concrete foundation with textured parging; wooden shingle siding with lapped wooden siding in gables; rough-coursed fieldstone cladding below bay window, below windows on rotunda, and on front-gabled structure attached garage to; – Cape Cod Revival elements including: one-storey height, hipped roof with front-gabled projections, low profile, multiple multi-light windows, and mixture of lapped and shingle wooden siding; curved porch canopy with dentils, supported by square iconic column-style pilasters over front entry; inset front entry with decorative sidelights and fanlight, engaged iconic columns, wooden panels; oval windows with moulded trim with keystones; oval louvres; wooden trim with keystones; dentil cornice moulding over windows; rotunda-like projection on south façade; boxed eave returns; – original fenestration such as: multi-light wooden-sash basement windows with multi-light wooden storm windows; wooden oxeye windows with curved muntins and moulded wooden trim; single, double, and triple assembly asymmetrical 6-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; bay window with large fixed wooden-sash picture window with asymmetrical 6-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; bank of fixed wooden-sash windows with faux asymmetrical 6-over-1 wooden casement windows with wooden casement storm windows on either end; single block reed glass block windows; multi-light fixed wooden-sash windows with matching wooden storm on front-gabled structure attached to garage; front entry with wooden-sash sidelights with decorative patterned muntins and multi-light wooden-sash storm windows, fanlight with spider web patterned muntins, six-panel wooden door; wooden door on side of residence; and – additional elements including: one-storey front-gabled wing off garage with wooden lapped and shingle siding, log veneer in gable, curved wooden bargeboards with mortise and tendon detailing, decorative vent in gable peak;

	internal red brick chimney with parged cap; internal chimney of plain fieldstone.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Cleall Residence, constructed in 1946, is valued as an elegant example of the nature of residential construction in Glenora following the Second World War during the build-out of the community **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Cleall Residence is significant as an exceptional example of a Cape Cod Revival style residence **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	1946-1954 • Shed roof installed over west entry 1954-1976 • Front-gabled dormer installed at north end of residence extending roof ridgeline Post-1976 • Front-gabled dormer added to southeast corner of residence. Unknown Date • Aluminum window installed in gable on west façade • Garage door changed • Garage door on front-gabled wing infilled and clad with shingles
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has been altered; however the alterations are not highly visible and/or reversible. Environment ☒ Yes ☐ No ☐ Not Applicable The house maintains its residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable

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	The quality of workmanship is evident detailing of the residence. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence maintains a strong historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Cleall Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Scale and massing are intact; however two dormers were added to the roof, garage door installed, and front-gabled structure attached to the garage front façade has been altered. The residence is in excellent condition. - Foundation: Foundation is in good condition with some areas of cracking. - Cladding: Wooden siding is in good to fair condition but requires painting. Flagstone cladding is in good condition and original to the time of construction. - Roof: Asphalt shingle roof is in good condition. Tongue-and-groove wooden soffits are original and in good condition. - Decorative Detailing: Good condition overall requiring painting; some areas of water damage primarily at dentil moulding. Flashing added around entry canopy. - Fenestration: Rectangular window openings, multi-light wooden-sash windows, wooden-sash storm windows, multi-light wooden sidelights with storms, and doors are all original and in very good condition. - Chimney: Original external brick chimney with red brick and grey mortar shows no evidence of deterioration; second stone chimney added with garage addition and is in good condition.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Mayhew Residence		
Address	10240 - 136 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;111;4		
Geographic Position	53.544293	-113.556588	NAD83
Site Area	673.3m²		
Contributing resources	n/a		
Date of Construction	1946		
Architectural Style	Modern Bungalow		
Architect	Charles C. Greenough		
Builder	Charles C. Greenough		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Possesses heritage value as an early and very well preserved example of the homes built during the Post-war development of south Glenora.	**Style/Design/Construction** Significant as a distinctive and early variation of the Modern Bungalow style in the community with excellent integrity.	

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	Also valued for its association with the historic Stony Plain Road transportation route. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Mayhew Residence, looking to the west.
Location	10240 - 136 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Obscured view of the front (left) and north (right) elevations of the Mayhew Residence, looking to the southwest.
Location	10240 - 136 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Front (right) and south (left) elevations of the Mayhew Residence, looking to the northwest.
Location	10240 - 136 Street NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	View of the Mayhew Residence (right) and associated, detached garage (left), looking to the northwest.
Location	10240 - 136 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Mayhew Residence, showing original front door.

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Location	10240 - 136 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the brick-tread front staircase, with wrought iron balustrades, leading up to the main entryway of the Mayhew Residence on the front elevation.
Location	10240 - 136 Street NW
Copyright	City of Edmonton
Image 7 Description	

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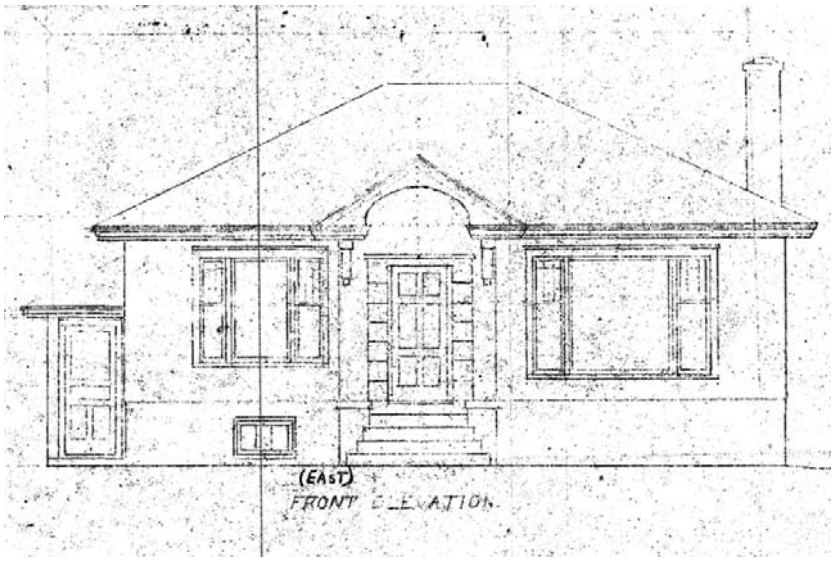
Caption	Detail of the triple assembly, wood multi-light window on the front elevation of the Mayhew Residence (right of front entrance) with original wood storms.
Location	10240 - 136 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the features on the south elevation of the Mayhew Residence including the side entrance, original wood multi-light windows with original wood storms, glass blocks, and parged fieldstone-pattern foundation.
Location	10240 - 136 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of the pebble-dash stucco and soffits of the Mayhew Residence.
Location	10240 - 136 Street NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Front elevation drawing by Charles C. Greenough of the Mayhew Residence.
Location	10240 - 136 Street NW
Copyright	City of Edmonton Archives (MP-1946-857)

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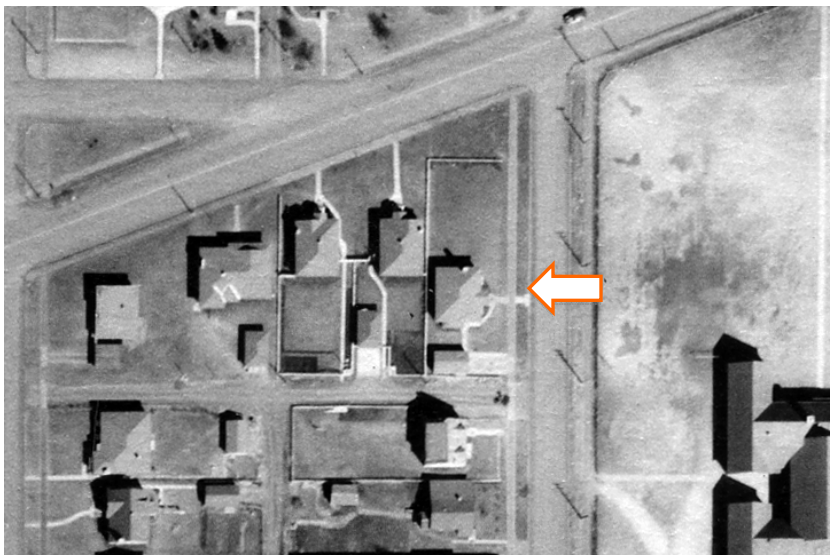
Historic Photo	
Caption	1954 aerial image of the Mayhew Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Mayhew Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Mayhew Residence, built in 1946, possesses heritage value as an early and very well preserved example of the homes built during the Post-war development of south Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Mayhew Residence, a house situated just south of Stony Plain Road with high integrity, is also valued for its association with that historic transportation route **(Theme Value – Transportation and Communication).** The Mayhew Residence also has design value as a distinctive and early variation of the Modern Bungalow style in the community with excellent integrity **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1946 Mayhew Residence is a modest one-storey Modern Bungalow clad in pebble-dash stucco with a low-pitched, side-hipped roof. An enclosed, pedimented front-gable entry porch with arched canopy is centred on the front façade with triple-assembly, multi-light picture windows on either side. The home is situated on a wide corner lot fronting onto a residential street with treed, grassy city boulevards and facing the historic Glenora School and grounds.
Heritage Value	The Mayhew Residence, built in 1946, possesses heritage value as an early and very well preserved example of the homes built during the Post-war development of south Glenora. Its low profile bungalow form and simplified decoration is typical of this period of development. The residence is situated in the 1911 Glenora subdivision, located between Stony Plain Road and 102 Avenue, registered by James Carruthers in 1911. Surveyor Richard H. Knight (1877-1931) laid out this subdivision with a large central circle (called Alexander Circle today), a Garden City Suburb design to the east and a grid-iron layout to the west. By the mid-1940s, there was little development in the western grid-iron portion where the residence is located. In April 1946 owner Harold Mayhew obtained a permit to build one of the first homes in this area. Though the corner lot fronted Stony Plain Road, Mayhew opted to construct his home facing 136 Street near the rear of the lot, providing a substantial set back from busy Stony Plain Road. The Mayhew Residence is also valued for its association with the historic Stony Plain Road transportation route. This busy west Edmonton traffic artery was once a wagon trail connecting the Edmonton settlement with Stony Plain and Spruce Grove, angling north to skirt the Ramsay and Wellington Ravines. By the early 1880s it was also a farm road for several rural pioneer families who had settled a few miles west of the future townsite. Like most of the homes in this subdivision, the Mayhew Residence was managed by the 1911 Carruthers Caveat which established minimum front and

	side setbacks, and a minimum house value to ensure the area's exclusivity. The homes in the western blocks of the grid-iron part were subject to the highest value ($5,000), including this home (estimated cost $8,000). Nova Scotia-born contractor and carpenter Charles Clyde Greenough (1889-1960), who studied architecture at night school, designed and built the home. He arrived in Alberta in 1912, and worked as a carpenter (on projects including the Alberta Legislature Building, Banff Springs and Jasper Park Lodge) and as a Poole Construction foreman before becoming an independent contractor through the 1950s. The Mayhew Residence is also significant as a distinctive and early variation of the Modern Bungalow style in the community with excellent integrity. The home's simplicity, low horizontal profile, picture windows and glass-block sidelights reflect a home transitioning from the Inter-war period to a Post-war modern form. Other style details, like the triple-assembly, multi-light windows and the enclosed front-gable porch, reflect the earlier, Inter-war bungalows and show the home's quality. The porch roof projects over the landing to create an attractive pedimented canopy. Greenough's customized layout flows from the porch interior into a wide hall, with a bright spacious living room, large picture window and wide fireplace flanked by tall windows to the right, a very uncommon front kitchen to the left, and large bedrooms and bathroom at the rear. From 1947 to 1949 Anne Mayhew (1919 -2012) and her husband Harold (circa 1916-1979) lived in the home. He was a City of Edmonton mechanic recently returned from military service, who would later become a long term City official. Owner-residents for the next four years were Joseph Boscher (circa 1914-1988), an employee of Regent Motors, and his wife Eva (1914-2008), and for the following two years Lucy and David Wiseman (circa 1909- 1974). David was working as the proprietor for the Arctic Fur & Hide Co. at the time. A notable, long-established Edmonton fur trader who was also active in the Jewish community, he was recognized by the naming of Wiseman Lane. From 1955 through at least 1987 the long time owner residents were Kathleen Stanton (c circa 1904-1995) and her husband Wesley (circa 1904-1981), employed as the representative of the Brotherhood of Carpenters and United Joiners of America, and formerly a City of Edmonton police constable.
Character Defining Elements	The key elements that define the heritage character of the Mayhew Residence include, but are not limited to its: - setting on a residential street with grassy boulevards and mature deciduous street trees on one side and school grounds on the other; many homes of the same period on both the road and the street side; - location and orientation on a wide rectangular corner lot and setbacks on all sides; deep setbacks from the street and very deep setback from Stony Plain Road; location across from historic Glenora School and near 102 Avenue transportation corridor; - landscape elements including: wide corner lot with landscaped setbacks;, mature shrubs, heavily treed with tall conifers;

	- form, scale and massing as expressed by its: one-storey residential form on a rectangular plan with long façade; medium-pitched hipped roof; front-gable enclosed porch centred on front façade; hip-roofed enclosed, side-entry south porch; projecting eaves with plain wooden frieze; projecting eaves with boxed stucco soffits; - construction materials including: nailed wooden frame construction with original pebble-dash stucco cladding and eaves; concrete foundation, foundation and internal chimney parged in multi-coloured concrete in 'field stone' pattern; - Modern Bungalow-style details such as its: simple design; low, horizontal profile; large picture windows; glass-block strips; - Inter-war Bungalow-style details such as its: front-gable enclosed porch with projecting verges with moulded wooden bargeboards, returned wooden eaves, and arched stucco frieze and stucco brackets, moulded stucco hooded door surround; patterned parging; multi-light, multi-assembly windows; stucco door surround; - original fenestration including: triple assembly wooden-sash windows with 2-light fixed wooden sash window between 6-over-1 single-hung sash windows with 2-light wooden storm windows on each side of façade (wider fixed window on north side); single assembly 6-over-1 wooden sash single-hung windows with 2-light wooden storm windows on the main storey, some tall and narrow; horizontal wooden window sashes with 3-light storm windows and glass-block windows at basement level; plain wooden window trim and sills, stucco drip moulds; early internal vertical board wooden door with three vertical glazed panels and glass-block sidelights; original 6-panel wooden side door; and - additional exterior architectural details including: wide, tapered, corbelled, parged internal chimney; stairs to front door with closed balustrade; original detached garage with street access, with stucco, wooden trim and parging to match house and original windows, wooden entry door and loading doors.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Mayhew Residence, built in 1946, possesses heritage value as an early and very well preserved example of the homes built during the Post-war development of south Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Mayhew Residence, a house situated just off Stony Plain Road with high integrity, is also valued for its association with that historic transportation route **(Theme Value – Transportation and Communication).** The Mayhew Residence also has design value as a distinctive and early variation of the Modern Bungalow style in the community with excellent integrity **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The exterior of the house appears to have been built per the drawings except the orientation on lot; unknown if the internal layout was built with front kitchen. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Mayhew Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, glass block and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Post-war development period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war development has not changed, and there are many homes of the same period on both the streets it faces.
Statement of Integrity	The Mayhew Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

	The home's original form, scale, and massing are intact; overall the residence is in good condition with a high degree of its original fabric intact and no major alterations made to the original building. - Roof: the roof structure and the roof cover, asphalt shingles, are in good condition. - Roof elements: wooden fascia and stucco soffits are in good condition. - Foundation: the concrete foundation is structurally intact; there are cracks in the parging and stucco above and some chipping at ground level; rest of parging in good condition. - Cladding: there are some cracks in the stucco which have been repaired. - Windows: the home retains all its original window openings, wooden sashes and wooden storms on the main level; replacement window and broken glass block at basement level; paint and wood in good condition on wooden window sashes and trim, occasional very minor paint failures. - Doors: the home retains its early internal wooden front door, in good condition; a new external screen door has been added; 6-panel wooden side door is identical to the front door drawn in the house plans and was likely the original front door, good condition. - Chimney: in good condition. - Decorative elements: the details on the front-gable enclosed porch: hooded door surround, moulded wooden bargeboards, wooden returned eaves, arched stucco frieze and stucco brackets are all in good condition, some stucco details have been painted, minor paint failure on returned eaves. - Porches: the enclosed stucco front porch is in good condition as described above; iron railings and brick facing on concrete steps appear to be added, significant mortar loss on brick; side porch is in good condition, glass-block sidelights are new. - Garage: the stucco, original garage door and multi-light windows of the original garage are in good condition; roof needs replacement, minor paint loss on wood elements.

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SUMMARY

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1.Description

Resource Names	Singer Residence		
Address	10218 - 137 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;110;2		
Geographic Position	53.543833	-113.558477	NAD83
Site Area	650.4m²		
Contributing resources	n/a		
Date of Construction	1949		
Architectural Style	Minimal Traditional (Cape Cod Revival)		
Architect	Western Retail Lumbermen's Association		
Builder	Edward W. Stibbards		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Possesses heritage value as a substantial and well-preserved example of the homes built during Glenora's Post-war development.	**Style/Design/Construction** Significant as an intact, high quality and distinctive example of a Minimal Traditional Style bungalow with Cape Cod detailing in Glenora and is a rare example of a known Western Retail Lumbermen's Association's	

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	(WRLA) home plan. **Event/Cultural Practice** **Institution/Person**	**Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Singer Residence, looking to the west.
Location	10218 - 137 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the front (left) and north (right) elevations of the Singer Residence, looking to the southwest.
Location	10218 - 137 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the rear (right) and north (left) elevations of the Singer Residence, looking to the southeast.
Location	10218 - 137 Street NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of parged foundation and asbestos siding on the northeast corner of the Singer Residence.
Location	10218 - 137 Street NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the wood, multi-light window with wood storm on the gable projection on the front elevation of the Singer Residence.
Location	10218 - 137 Street NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the parged exterior chimney on the south elevation of the Singer Residence.
Location	10218 - 137 Street NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the gable with shed extension dormer on the front elevation of the Singer Residence.
Location	10218 - 137 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the north elevation gable of the Singer Residence.
Location	10218 - 137 Street NW
Copyright	City of Edmonton

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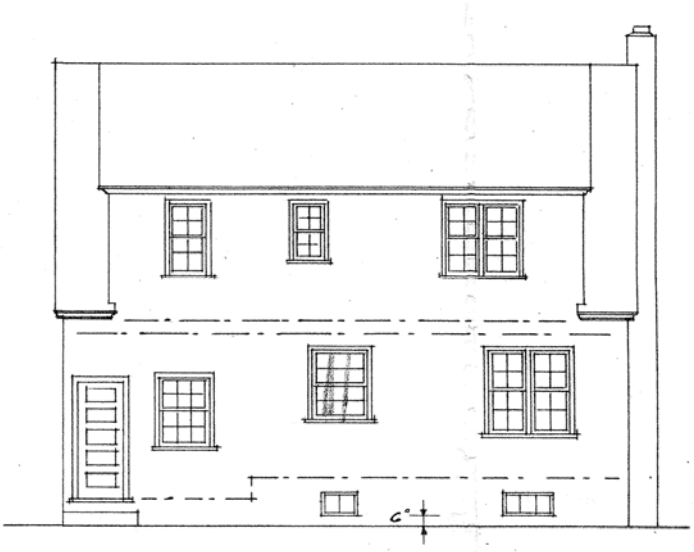
Image 9 Description	
Caption	Front elevation drawing of the 'Connaught' model home, supplied by the Western Retail Lumbermen's Association. A major deviation from the plan included the removal of the incorporated garage.
Location	10218 - 137 Street NW
Copyright	City of Edmonton Archives (MP-1949-368)
Image 10 Description	
Caption	Rear elevation drawing of the 'Connaught' model home, supplied by the Western Retail Lumbermen's Association.
Location	10218 - 137 Street NW

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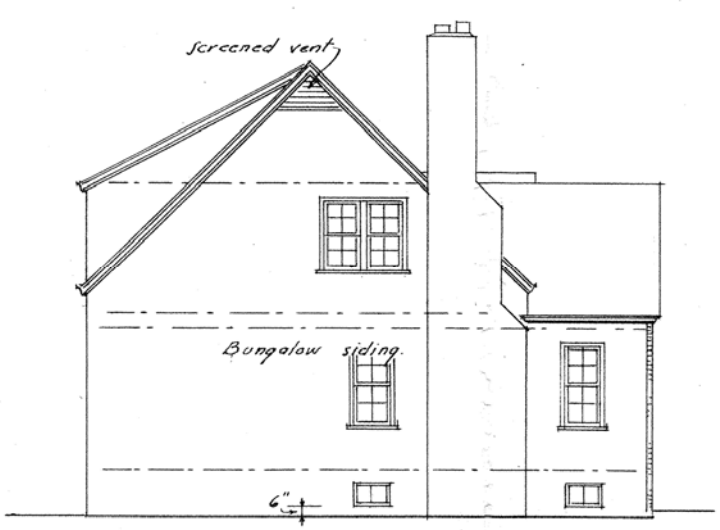
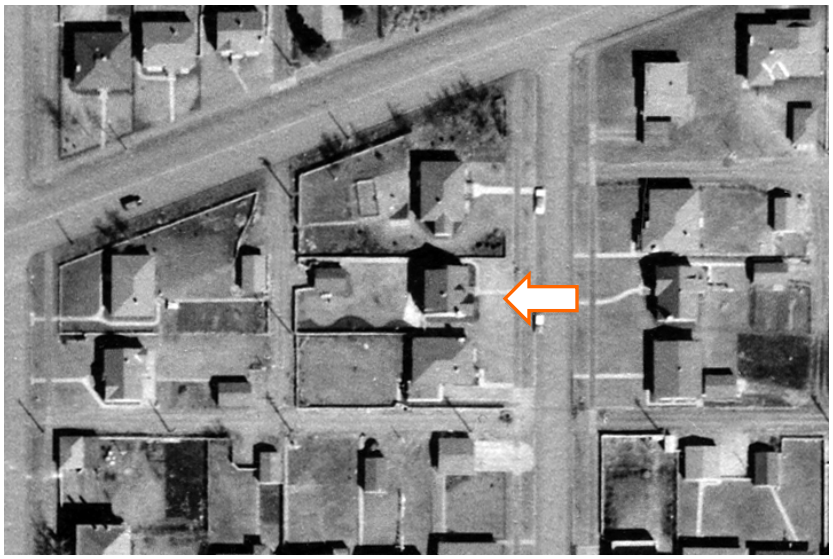
Copyright	City of Edmonton Archives (MP-1949-368)
Image 11 Description	
Caption	Side (south) elevation drawing of the 'Connaught' model home, supplied by the Western Retail Lumbermen's Association.
Location	10218 - 137 Street NW
Copyright	City of Edmonton Archives (MP-1949-368)
Historic Photo	
Caption	1954 aerial image of the Singer Residence.
Date	1954

Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Singer Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Singer Residence, built in 1949, possesses heritage value as a substantial and well-preserved example of the homes built during Glenora's Post-war development **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1949 Singer Residence is an intact, high quality and distinctive example of a Minimal Traditional Style bungalow with Cape Cod detailing in Glenora and is a rare example of a known Western Retail Lumbermen's Association's (WRLA) home plan **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850

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	☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1949 Singer Residence is a one and one-half-storey, Minimal Traditional-style house with Cape Cod Revival detailing, with a steeply pitched, side-gable roof and wide, lapped asbestos siding. The entry porch is centred on the front façade with a projecting front-gabled bay to the south, and multi-light picture windows on either side. The home is situated on a 650.4 square metre parcel fronting a residential street with landscaped front yards and wide grassy city boulevards with very large mature deciduous street trees. The residence is located in the west-central part of the inner city residential community of Glenora between 102 Avenue and Stony Plain Road, both busy transportation

	corridors.
Heritage Value	The Singer Residence, built in 1949, possesses heritage value as a substantial and well-preserved example of the homes built during Glenora's Post-war development. Typical of homes during this period of development, the home combines convenience and efficient use of floor space with simplified traditional style elements. The residence is situated in the historic Glenora subdivision, located south of Stony Plain Road and north of 102 Avenue, and subdivided in 1911 by James Carruthers. The subdivision was surveyed by Richard H. Knight (1877-1931) featuring a Garden City Suburb design to the east and a grid-iron layout to the west. In March 1949 Edward Stibbards acquired a permit to construct a $10,400 house on a deep 50' lot on 137 Street in the western tip of the subdivision, created by the intersection of the busy Stony Plain Road and 102 Avenue transportation routes. Stibbards (1901-2000), had immigrated to Alberta from England as a child, and, after following a first career in business, became a custom homebuilder and inspector for the Central Mortgage and Housing Corporation. Along with Singer Residence, he constructed three additional houses in the 10200 block of 137 Street which he sold upon their completion. The 1949 Singer Residence is also valued as an intact, high quality and distinctive example of a Minimal Traditional-style bungalow with Cape Cod detailing in Glenora and is a rare example of a known Western Retail Lumbermen's Association's (WRLA) home plan. Builder Stibbards utilized WRLA's "Connaught" model house plan for this house. The WRLA, formed in 1890 and headquartered in Winnipeg, had an architecture and building department by 1915, which began publishing plan books biannually starting in 1916. Typical of the Minimal Traditional-style homes, the house employs minimal ornamentation and has picture windows to ensure a bright and cheery interior. The Connaught plan also called for conveniences like a walk-in closet ('dressing room'), and a main floor laundry room and garage (not built). The home's Cape Cod Revival detailing of steeply pitched, side-gable roof and lapped siding references the traditional folk houses of colonial New England; this tradition carries through to the interior's formal dining room. The popular one and one half-storey version of this revival makes exceptional use of floor space under its steep roof and by using dormers to expand living space. The Singer Residence dormers are unique: its front-gable dormer centred on the main façade houses the dressing room; the rear continuous shed-roofed dormer adds headroom and space to the rear bedrooms. Also distinctive is the shallow projecting front-gable south bay which shelters an open entry porch. From circa 1950 to 1952, Edmonton native Millie (Mildred, nee Podersky, 1922-2013) Singer, her husband Henry and their family were the home's first residents. Saskatchewan-born Henry Singer (1911-1980), a well-known Alberta businessman, sports supporter and philanthropist, had founded the family business, Henry Singer Ltd., in 1938 and was working as President during the time they lived in the house. The first long term residents were Sybil and Mickey Dlin for the next decade. Mickey (Misha, 1919-1975) emigrated from

	Russia to Alberta with his family as a child. He served in the air force before he married Sybil (nee Podolsky, 1922-1967), originally from Saskatchewan. While he lived in the home, Mickey was manager of Dollar Dry Cleaners, the Podolsky family business. Both were involved at the executive level with numerous Jewish organizations and Sybil was recognized as B'nai B'rith's 1965 Woman of the Year. For the next three decades, there was a series of short-term resident owners of diverse occupations, including a CHED radio news director, hair stylist, lawyer and manager at Beaver Lumber.
Character Defining Elements	The key elements that define the heritage character of the Singer Residence include, but are not limited to its: - setting on a residential street with grassy boulevards and mature deciduous street trees, and several other Stibbards-built homes; - location and orientation on a deep rectangular lot and setbacks on all sides; location near 102 Avenue and Stony Plain Road transportation corridors, and one block west of historic Glenora School; - landscape elements including: deep 50' corner lot with landscaped setbacks; tall, mature deciduous trees; - form, scale and massing as expressed by its: one and one-half-storey rectangular plan with long façade at front; steeply pitched side-gabled roof with shallow projecting eaves and clipped verges; projecting front-gable west bay; front-gable dormer centred on front façade with shed-roofed extension; continuous shed-roofed dormer centred on rear façade; moulded wooden bargeboards; - construction materials including: nailed wooden-frame structure; wide, horizontal lapped asbestos siding and trim; concrete foundation; parged external chimney in irregular block pattern; brick internal chimney; - Minimal Traditional-style details such as its: simple design; large picture windows; wide, horizontal siding; - Cape Cod Revival-style details such as its: steeply pitched side-gabled roof; rectangular and triangular louvres in the gable peaks; multi-light wooden windows; open porch with landing centred on façade; upper dormers; horizontal siding; - original fenestration including: 25-light fixed wooden-sash picture window with 25-light wooden storm window; 16-light fixed wooden-sash picture window with 16-light wooden storm window and 6-over-6 single-hung wooden-sash windows with 2-light wooden storm windows on the main storey; 4-over-4 and 6-over-6 single-hung wooden window sashes on the upper storey; plain wooden window trim and sills, drip moulds; and - additional exterior architectural details including: internal red brick chimney centred on rear of roof; external chimney, narrowing in steps, and parged in irregular block pattern.

4. Additional Information

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Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… The Singer Residence, built in 1949, possesses heritage value as a substantial and well-preserved example of the homes built during Glenora's Post-war development **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1949 Singer Residence is an intact, high quality and distinctive example of a Minimal Traditional Style bungalow with Cape Cod detailing in Glenora and is a rare example of a known Western Retail Lumbermen's Association's (WRLA) home plan **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	Unknown date – window in gable peak replaced Front door replaced with new.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The front dormer extension is similar but not identical to plans but likely as originally built. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is the landscaping of the Singer Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: asbestos, brick and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Post-war development period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war oil boom has not changed.
Statement of Integrity	The Singer Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original

	fabric intact and no major alterations made to the original building. - Roof: the roof structure and the roof cover, asphalt shingles, are in good condition. - Roof elements: moulded wooden bargeboards are in good condition. - Foundation: the concrete foundation is structurally intact; the visible parging is in good condition, with some chipping near ground level. - Cladding: the original asbestos cladding is in good condition with no visible failures. - Windows: the home retains its original window openings, wooden sashes and wooden storms except for the upper storey windows in the gable peak and on the north façade, and upper storey storm windows replaced with aluminum; some paint failures on wooden window sashes and trim, wood in good condition. - Doors: the original internal and external front doors have been replaced. - Chimney: external parged chimney in good condition; internal brick chimney may need repointing. - Decorative elements: the wooden louvres require painting; the shutters are not original. - Porches: the front porch is in good condition, new concrete steps.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Bourchier Residence		
Address	10209 - 138 Street NW (Originally 13728 - 102 Avenue NW)		
Neighbourhood	Glenora		
Legal Description	2803AF;110;6,7		
Geographic Position	53.543373	-113.559304	NAD83
Site Area	1347.023m²		
Contributing resources	n/a		
Date of Construction	1913		
Architectural Style	Edwardian Foursquare		
Architect	Edward Underwood		
Builder	Frederick B. Karran		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Valued as a very rare example of early home built in 1913, in West Glenora during the early settlement period. **Event/Cultural Practice**	**Style/Design/Construction** Valued as a rare and intact example of Edwardian Style residence in Glenora. **Landmark/Symbolic Value**	

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	Institution/Person Connection with the Alberta pioneer in the early 1900s, William James O'Brien Bourchier.
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the west elevation of the Bourchier Residence, presently serving as the front façade (original front (south) elevation faces 102 Avenue), looking to the east.
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the front elevation of the Bourchier Residence, looking to the north. The front elevation no longer serves as the main entryway into the house, and is heavily obscured by a tall fence and landscaping. The main level features a full-width enclosed verandah.
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the east elevation of the Bourchier Residence, looking to the northwest. The enclosed verandah can be seen on the lower left.

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Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear (left) and west (right) elevations of the Bourchier Residence, looking to the southeast.
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the enclosed front verandah of the Bourchier Residence, with the

	original main entryway visible in the background (right).
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the front elevation of the Bourchier Residence, with the enclosed verandah below. A central, second-storey gabled balcony was once located above the verandah, but this feature was removed sometime between 1954 and 1965.
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the present main entryway to the Bourchier Residence, located along 138 Street. Original wood door is still present.
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the parged foundation and an example of a wood basement window and storm on the Bourchier Residence.
Location	13728 - 102 Avenue NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	Detail and example of an original, wood multi-light storm, many of which are still present on the Bourchier Residence.
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the aluminum siding, soffits, and decorative metal roof shingles on the Bourchier Residence.

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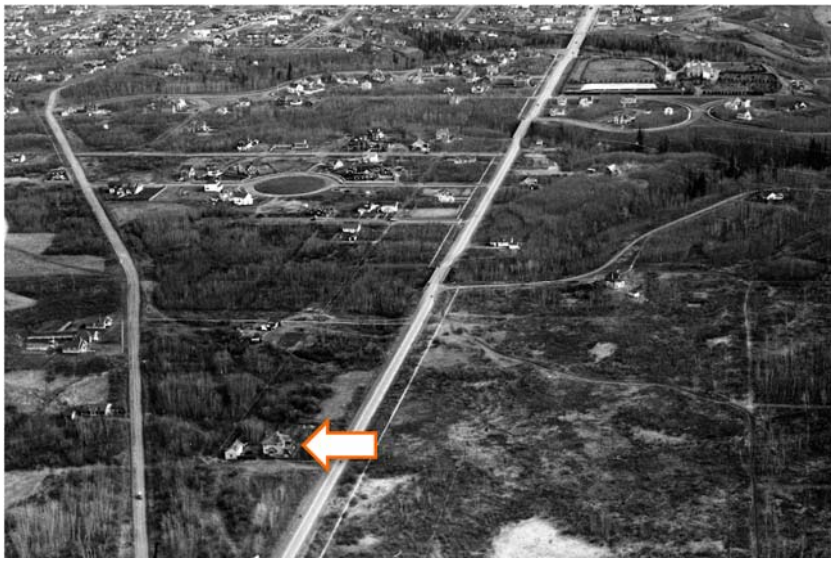
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the red brick chimney located on the west elevation of the Bourchier Residence.
Location	13728 - 102 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1929 oblique aerial image of Glenora, looking east along 102 Avenue (right)

	and Stony Plain Road (left) showing the context of the Bourchier Residence at the time.
Date	1929
Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)
Historic Photo	
Caption	Detail of the 1929 oblique aerial showing the Bourchier Residence.
Date	1929
Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)

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Historic Photo	
Caption	West (left) and front (right) elevations of the Bourchier Residence, as it appeared in 1978.
Date	18 May 1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R166-19)
Historic Photo	
Caption	Rear elevation of the Bourchier Residence, as it appeared in 1978.

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Date	18 May 1978
Photographer	H.A. Brown
Copyright	Alberta Heritage Survey Program (78-R166-20)
Historic Photo	
Caption	1924 aerial image of the Bourchier Residence.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada

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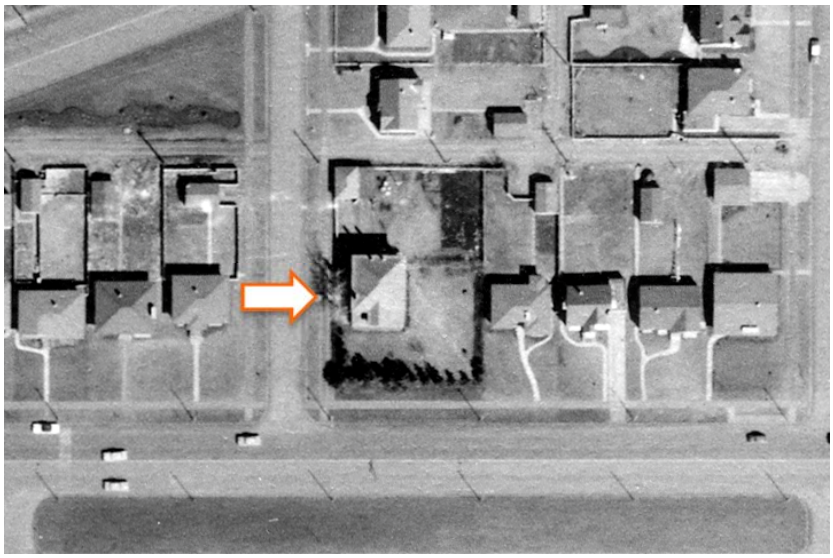
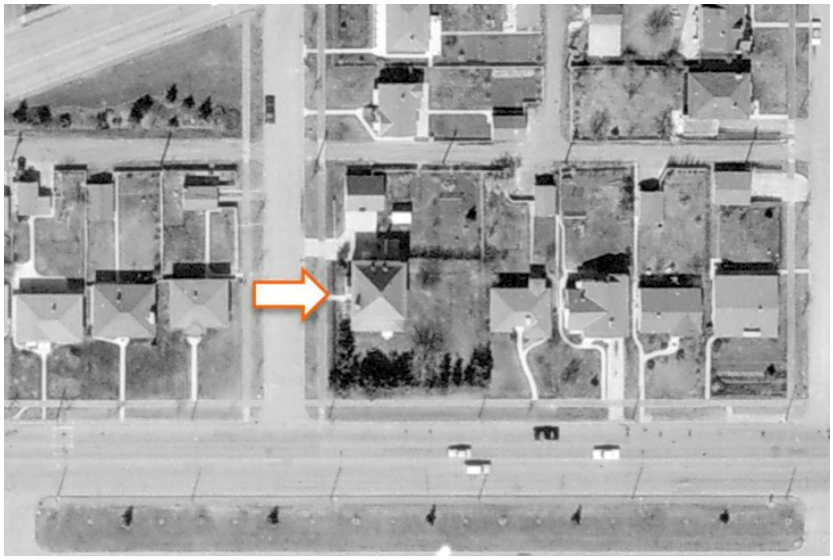
Historic Photo	
Caption	1954 aerial image of the Bourchier Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Bourchier Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)

2. Significance

Summary	The Bourchier Residence, built in the 1913, possesses heritage value as one of the early homes built in Glenora during the early settlement period **(Theme Value – Pioneer Farms to First Suburbs).** Valued also as a rare and intact example of Edwardian Foursquare style residence in Glenora, designed by the notable architect E. Underwood **(Theme Value – Architecture and Design).** Significant connection with the Alberta pioneer William James O'Brien Bourchier in the early 1900s (**People Value).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☒ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1910s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and	Donald Luxton & Associates

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Contact Information	403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Bourchier Residence is a two-storey, Edwardian Foursquare-style home built in 1913. The residence is located on the corner of 102 Avenue NW and 138 Street NW in the western part of the inner-city residential community of Glenora. The home is situated on a large corner parcel originally fronting 102 Avenue. The Bourchier Residence features a square plan with a bellcast roof, a prominent brick chimney on the west façade and an enclosed porch along the front south façade.
Heritage Value	The Bourchier Residence, constructed in 1913, is highly valued as an intact and rare example of the homes built in this area of Glenora during the community's early settlement period. Very few homes of this age were located this far west in Glenora, with early development concentrated in clusters around Alexandra Circle, Connaught Drive, and the Government House in the 1910s. Developed by real estate mogul, James Carruthers, Glenora was subdivided in two main subdivisions: Glenora, 1906, (north of Stony Plain Road), and New Glenora, 1911, south of Stony Plain Road. New Glenora was regulated by a caveat, established by Carruthers in 1911 that set minimum values of new housing constructed, ensuring the construction of stately dwellings. Although built out slowly peaking in the 1930s, New Glenora attracted some of Edmonton's most prominent citizens and investors, including William J.O. (1852-1923) and Victoria Bourchier (1857-1943), who commissioned the construction of the extant residence. Aspects of the Carruthers Caveat were in line with the tenants of the Garden City Suburb movement, popularized in North America in the early 20th century. The Garden City Suburb, applied to the 1911 subdivision plan, advocated for the establishment of entirely residential enclaves with green spaces for public and private use, curved streets following the contours of the land, and controlled setbacks and designs. The Bourchier Residence is further valued as a rare and intact example of an Edwardian Foursquare -style residence in Glenora, designed by the distinguished English-trained architect, Edward Underwood (1878-1936). Underwood arrived in Edmonton from England in 1910 starting as a draftsman for the local architectural firm of Barnes & Gibbs before establishing his own practice. Frederick B. Karran (1863-1947), a local contractor, was entrusted in the construction of the large stately home. The Edwardian Foursquare style, ubiquitous in Edmonton in the 1910s features houses with large two-storey massing, hipped roofs, and full or partial-width open verandahs. The plans in general accommodated four rooms per floor. The Bourchier Residence features the classic square plan with bellcast roof, prominent red brick chimney, a full-width infilled porch, and many intact multi-pane wooden-sash windows. The Bourchier Residence also has significance for its association with early Edmonton pioneer, William James O'Brien Bourchier. The residence was built in 1913 for William (1854-1923), and his wife, Victoria Knight (1858-

	1944), who married in Collingwood, Ontario in January 1885. William was a surveyor for the CPR and later worked as a Dominion Land Agent in Regina and Calgary. He and his family moved to Edmonton in 1891 as early pioneers where he purchased a farm. In the early 1900s, he worked for the Grand Trunk Pacific as a Right-of-Way purchaser, retiring in approximately 1914-1915, at the time this house was constructed. The Bourchiers lived in the residence until about 1921, when William and Victoria moved to Vancouver, BC. Following the Bourchiers' departure, Charles L. Keeling and his family resided in home for nearly two decades until 1939. The home's longest-term occupants were Jean and John Y. Ramsey, who resided at the home from the 1940s to the 1960s, before the couple retired to Victoria, British Columbia.
Character Defining Elements	The key elements that define the heritage character of the Bourchier Residence include, but are not limited to its: - location and orientation on its property and setbacks on all sides; - siting on a residential tree-lined street; access from 138 street with rear detached garage; - landscape elements such as: landscaped setbacks with mature coniferous and deciduous trees; - form, scale, and massing as expressed by its: two-storey, height; square plan with full-width enclosed porch; hipped roof; projecting eaves with closed soffits; enclosed porch on west façade; - construction materials including: nailed-frame construction with concrete foundation; wooden siding under later aluminium siding; - Edwardian Foursquare details such as: square plan with bellcast roof; front full-width porch; decorative whalebone bargeboards; - original fenestration features such as: single assembly 16—over-1 single-hung wooden-sash windows; wooden multi- pane windows with wooden multi-pane storms on enclosed porch and side facades; three-panelled wooden door with multi-light upper lights in west facade; and - additional features such as substantial internal red brick chimney with black mortar.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because…. The Bourchier Residence, built in the 1913, possesses heritage value as one of the early homes built in Glenora during the early settlement period **(Theme Value – Pioneer Farms to First Suburbs).** Valued also as a rare and intact example of Edwardian Foursquare style residence in Glenora, designed by the notable architect E. Underwood **(Theme Value – Architecture and Design).** Significant connection with the Alberta pioneer William James O'Brien Bourchier in the early 1900s (**Theme Value – People Value).**
Period of Significance	1910s
Chronology of Alterations	Between 1954 and 1965 - Removal of second-storey balcony above front verandah. Unknown date – addition of aluminium siding over wooden siding; shed roof addition on east façade; rear enclosed porch and deck; addition of detached double garage; addition of aluminium storms
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable Landscaped setbacks and street trees are intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood and brick. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's early settlement period has not changed.
Statement of Integrity	The Bourchier Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

	The home's form, scale, and massing are intact apart from the rear shed-roof enclosed porch, addition on the east façade (obscured) and early infill of the front enclosed porch. - Roof: Roof material is not original and has been replaced with an unsympathetic aluminium roof type. - Roof elements: Bargeboards require repainting; aluminium soffits are newer. - Foundation: the concrete foundation appears to be in good condition. - Cladding: original wooden siding has been covered in aluminium. - Windows: Many of the home's original windows are intact, with some wooden storms replaced with aluminium. Those that are intact require repair and repainting. Smaller windows at the second storey have bee replaced with aluminium sliding windows. - Doors: the original door on the west façade is intact but requires some repairs . - Chimney: The chimney is leaning towards the east. - Porches: the front porch has been infilled, likely early. An early second storey balcony was removed.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Home of Tomorrow New Canadian Home		
Address	1 St. George's Crescent NW (Originally 13501 - 102 Avenue)		
Neighbourhood	Glenora		
Legal Description	2804AF;126;6		
Geographic Position	53.542710	-113.555557	NAD83
Site Area	682.54m²		
Contributing resources	n/a		
Date of Construction	1936		
Architectural Style	Modernistic		
Architect	William Ralston		
Builder	Ernest E. Litchfield		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Highly significant as Edmonton's first prototype built as modern affordable housing during the	**Style/Design/Construction** Highly significant example of innovative spatial arrangement in a low–cost Modernistic-style home, with exceptionally well-preserved original interior features.	

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	Great Depression era. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person** Also significant as a model based on first prize design for low-cost housing at the National architectural competition of the Dominion Housing Act in 1935.
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the present front (east) elevation of the Home of Tomorrow, looking to the west. The original front façade of the house was the north elevation.

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Location	1 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and north (right) elevations of the Home of Tomorrow, looking to the southwest.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the rear (south) elevation of the Home of Tomorrow, looking to the

	northwest.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the front enclosed porch, built in 1975, but employing the original front door of the Home of Tomorrow, formerly located on the north elevation.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	View of the fireplace in the living area of the Home of Tomorrow with original tiling.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton

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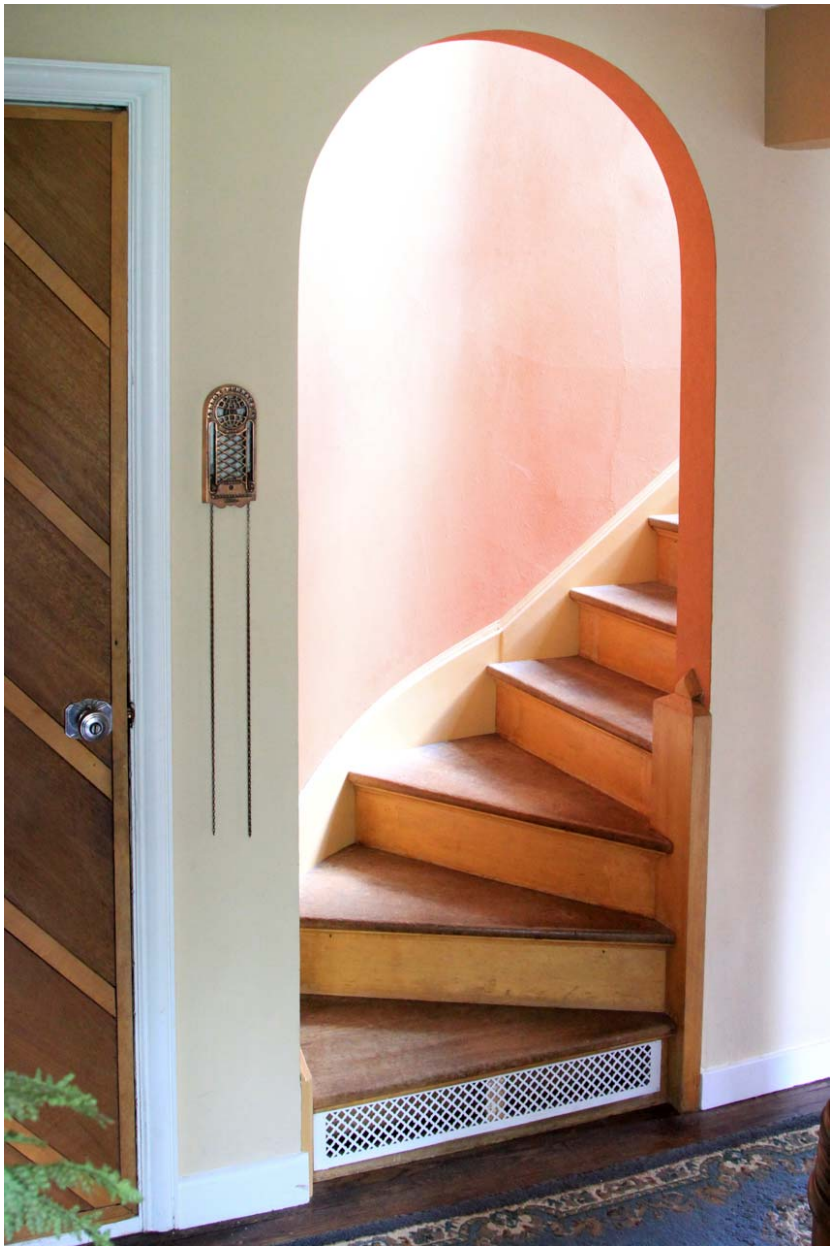
Image 6 Description	
Caption	View of the arched doorway leading to the corner staircase and second storey in the Home of Tomorrow.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton

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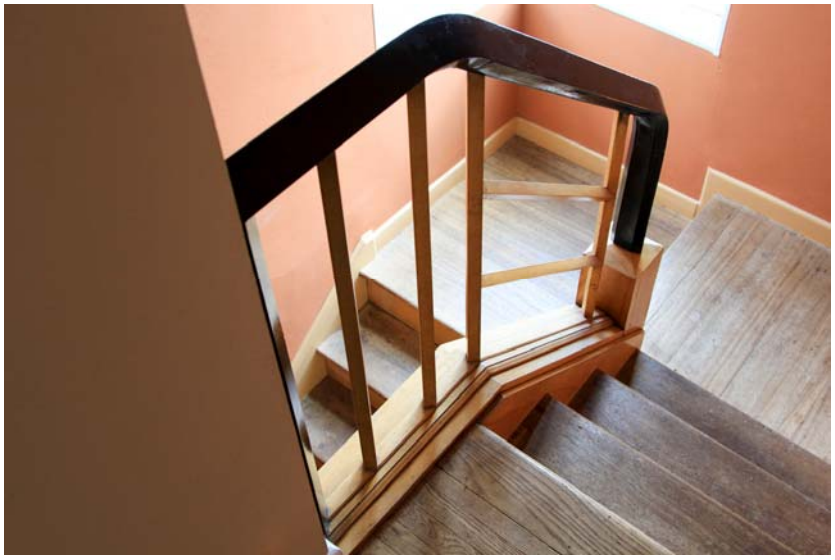
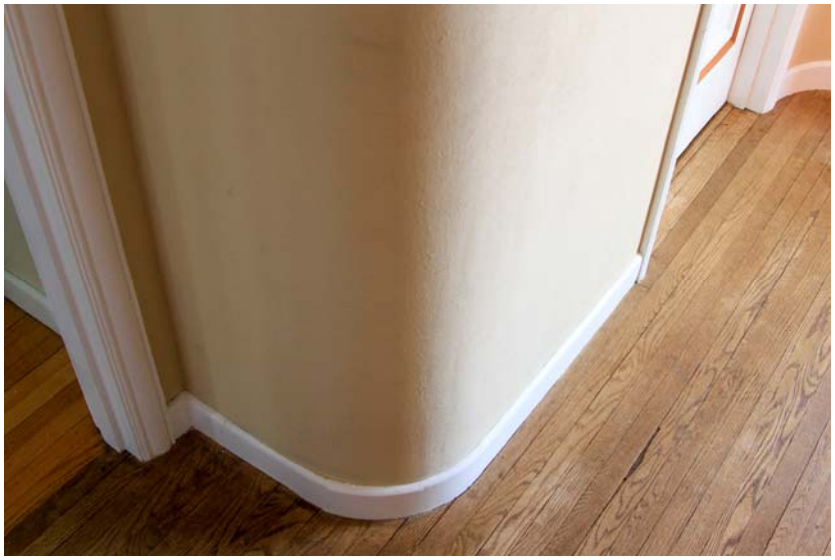
Image 7 Description	
Caption	View from the top of the staircase on the second storey of the Home of Tomorrow, showing the original balustrade.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the rounded corners and original baseboards and door trim in the hallway of the second storey of the Home of Tomorrow.
Location	1 St. George's Crescent NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of one of several original light fixtures throughout the interior of the Home of Tomorrow.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Example of original doorknob hardware found throughout the interior of the Home of Tomorrow.

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Location	1 St. George's Crescent NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the original door hinges employed on the second storey bathroom of the Home of Tomorrow.
Location	1 St. George's Crescent NW
Copyright	City of Edmonton

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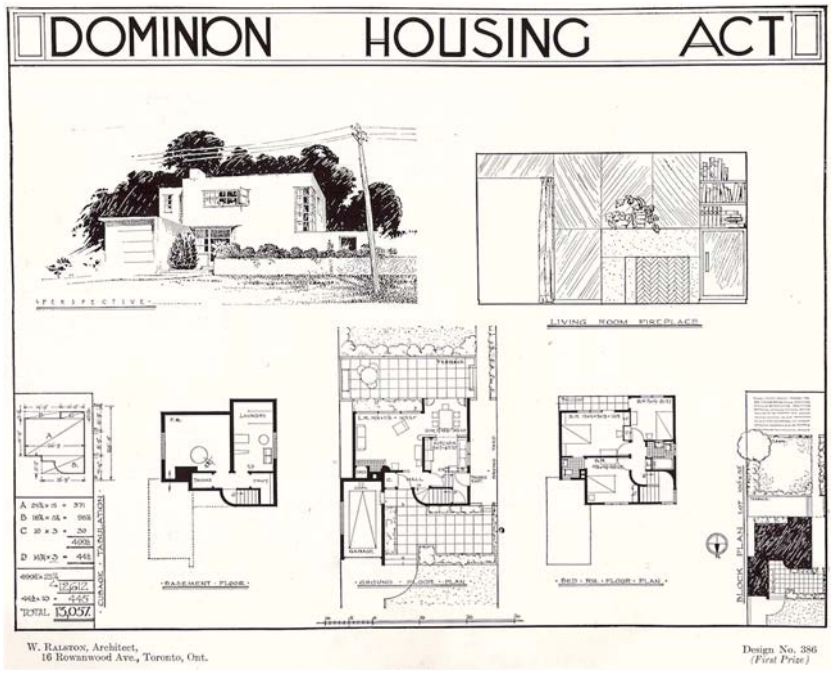
Image 12 Description	
Caption	The winning submission of the Dominion Housing Act's Low-Cost House Design Architectural Competition of 1936 by Toronto-based architect William Ralston.
Location	Not Applicable
Copyright	Unknown (Source: Dominion Housing Act: Architectural Competition - Low-Cost House Designs. Canada: Ministry of Finance, 1936.)

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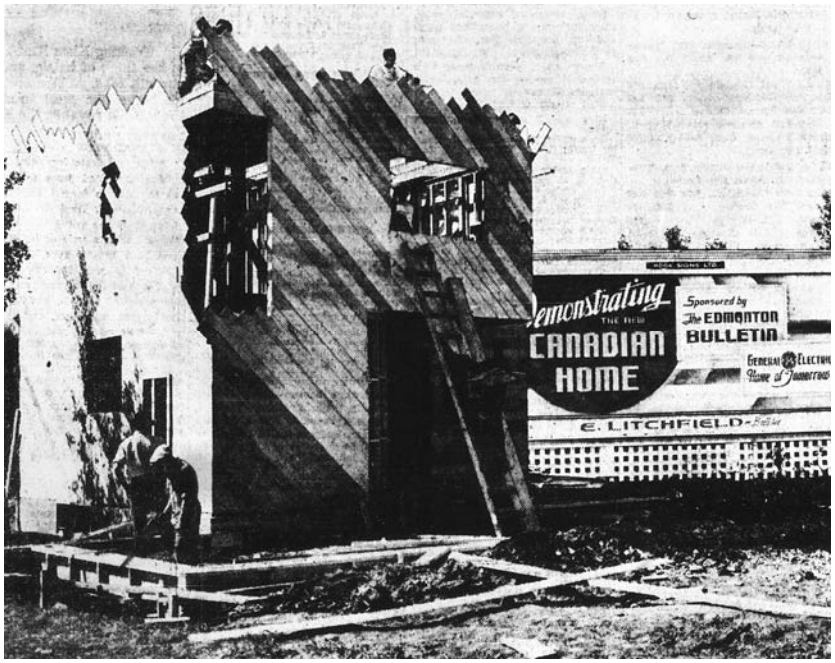
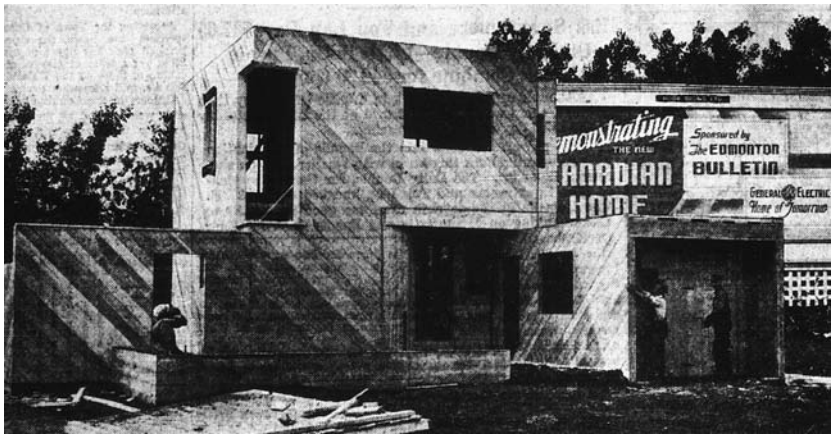
Historic Photo	
Caption	The Home of Tomorrow, as it appeared under-construction in 1936.
Date	1936
Photographer	Unknown
Copyright	Unknown (Source: *Edmonton Bulletin*, 11 July 1936)
Historic Photo	
Caption	The Home of Tomorrow, as it appeared under-construction in 1936.
Date	1936

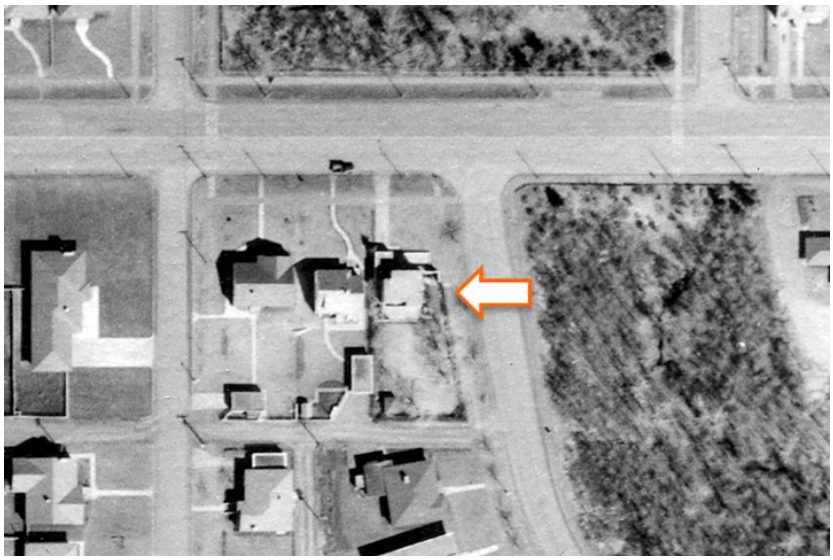
Municipal Heritage Planner's Mandatory Documentation

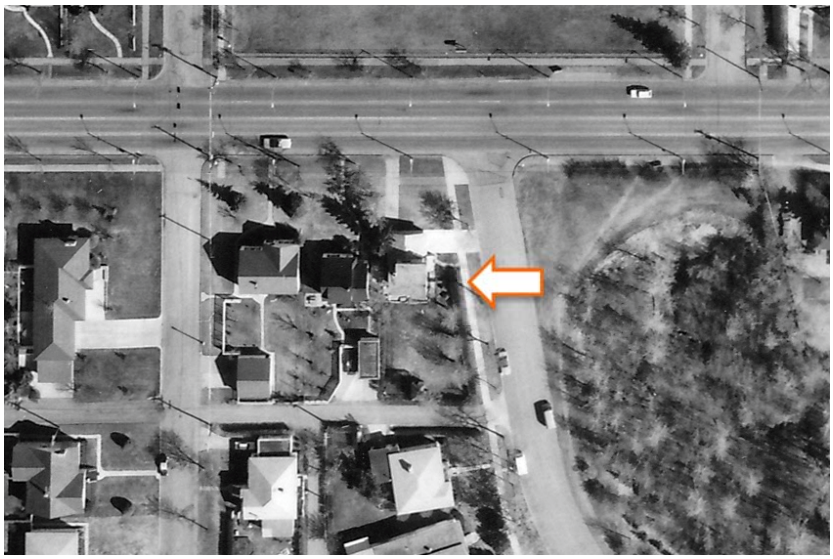
Photographer	Unknown
Copyright	Unknown (Source: *Edmonton Bulletin*, 18 July 1936)
Historic Photo	
Caption	View of the recently completed Home of Tomorrow in 1936. The front entryway and attached garage both faced 102 Avenue. The garage and wing wall (left) were removed in 1975, and the front entryway relocated to the east elevation (left).
Date	1936
Photographer	Unknown
Copyright	Unknown (Source: Edmonton Bulletin, Home of Tomorrow. Edmonton, AB: Edmonton Bulletin Job Department, 1936)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	View of the interior of the recently completed Home of Tomorrow in 1936 showing the tile-surround fireplace.
Date	1936
Photographer	Unknown
Copyright	Unknown (Source: Edmonton Bulletin, Home of Tomorrow. Edmonton, AB: Edmonton Bulletin Job Department, 1936)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	View of the Home of Tomorrow as it appeared in 1951.
Date	November 1951
Photographer	Kensit Studio
Copyright	Provincial Archives of Alberta (KS804)
Historic Photo	
Caption	1954 aerial image of the Home of Tomorrow.

Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Home of Tomorrow.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	This site is significant because… The Home of tomorrow built in 1936, is highly significant as a prototype of new expressions in low-cost housing designs for modern living in Canada **(Symbolic value – Citywide significance).** The Home of Tomorrow is further significant for its innovative Modernistic design integrated with new ideas in modern living in Edmonton **(Theme – Architecture and Design).** The Home of Tomorrow is further valued for its association with the build-

	out of the Glenora neighbourhood south of Stony Plain Road in the 1930s **(Theme Value – The Carruther's Caveat and Garden City Suburb).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Home of Tomorrow is a two-storey Modernistic-style house set on the corner of 102 Avenue and St. George's Crescent in the historic Edmonton community of Glenora. Set back from the street facing St. Georges Crescent, the residence is identifiable by its boxy massing, corner window on the second

	floor, flat roof and smooth stucco cladding. A low-pitched salt-box roof garage is attached to the north side of the house.
Heritage Value	The Home of tomorrow built in 1936, is highly significant as a prototype of new expressions in low-cost housing designs for modern living in Canada. It is one of two known Modernistic houses built in Canada as a result of the Dominion Housing Act Architectural Competition from 1936. The competition was called by the Federal Government to showcase how the minimum standards of construction can meet innovative low-cost housing. The "Home of Tomorrow", a name bestowed on the project by Canadian General Electric, was sponsored and financed by the *Edmonton Bulletin* as a way to give homeowners a glimpse of modern construction for Canadian households with modest or average incomes. The design was conceived by William Ralston and was distinguished amongst 526 designs submitted by architects from every province. Ralston was an architect from Scotland known for his works of mausoleum facilities. Local contractor Ernest Litchfield constructed the residence. The *Edmonton Bulletin* referred to the project as the "New Canadian Home", describing it as exceptional for being the first low-cost model in the city. The design was selected as the most innovative and attractive plan that met the required accommodation and volume in compliance with the Dominion Housing Act and its Minimum Standards of Construction. Edmonton's model was built with the most common construction materials of the time – stucco and wood - and the design was achieved within budget and without detriment to quality or comfort of the house. The house was opened to the public when it was first completed and featured local products and mass-produced materials, with furniture and textiles by Eaton's, and all appliances donated by Canadian General Electric. The Home of Tomorrow program brought in great success and inspired and proliferated Modern home design across Canada. The Home of Tomorrow is further significant for its innovative Modernistic design integrated with new concepts in interior space planning and design. The house's simple form with boxy massing with crisp corners, a flat roof and blank smooth stucco cladding, accented with glass blocks, and vertical corner windows, are precursors to the emerging Modernistic style, which dominated architecture in the 1940s. The interior layout of the home features an open concept between the living room and the dinging room, whimsical design elements such as curved walls and bannisters, Art Deco hardware and the latest in modern electrical appliances. The original interior features are extremely well preserved, including the electrical fixtures, fire place, the dining and the living room, the original main entrance doors as well as the exceptional curved handrail of the stair way. The Home of Tomorrow is further valued for its association with the build-out of the Glenora neighbourhood south of Stony Plain Road in the 1930s. The property is located in the 1911 'New Glenora' subdivision south of Stony Plain

	Avenue registered by developer James Carruthers and surveyed by Richard H. Knight. Knight's layout comprised a western grid-iron section in the east, a *Garden City Suburb* part east of 136 Street, and the Government House lands east of King Road. The Garden City Suburb was an urban adaptation of the Garden City movement by Ebenezer Howard at the end of the 18th century, and was promoted by town planners like Thomas Adams in the early 19th century. Knight also capitalized on the terrain which slopes to the river, by using Olmstedian Suburb planning practice (developed by Frederick Law Olmsted from the 1860s) allowing the streets to flow with the natural contours of the Ramsay and Groat Ravines. Originally built to face 102 Avenue, the home was associated with the 102 Avenue transportation corridor and streetcar/bus route. By 1912 a streetcar stub line was operating between 124 and 142 streets. The house was first owned by Charles E. Campbell, owner and publisher of the *Edmonton Bulletin*, who used the house as a rental property. He passed ownership along to his son, Charles E. Campbell Jr. who lived in the home for several years in the 1940s. The home was sold in circa 1950. Real estate agent, Don Richards purchased the property in 1975 and renovated the property the same year adding an attached garage to the north and moving the entry from 102 Avenue to St. Georges Crescent.
Character Defining Elements	The key element that defines the heritage character of the Home of Tomorrow" include but are not limited to its: - siting in the historic Edmonton Community of Glenora on a prominent corner of 102 Avenue and St. George's Crescent; - location and orientation on a corner trapezoidal lot with setbacks on all sides; - form, scale and massing as expressed by its; two-storey square form with asymmetrical façade, flat roof with no overhang; - wooden-frame construction including: smooth stucco over wooden diagonal sheathing; - Modernistic-style details such as its: minimalist detailing; flat roof; boxy massing; corner window on second floor; - fenestration such as: original window openings; wooden front door with diagonal panelling and diamond-shaped window; and - interior architectural details as rounded corners; modern style handrail to second storey; original curved modern-style fireplace with red vitrolite tiles; narrow wooden hardwood floors, Art Deco inspired lighting and hardware.

4. Additional Information

Owner(s)	

Municipal Heritage Planner's Mandatory Documentation

Owner(s) Address	
Additional Information	Subcontractors, material providers, and others involved in the construction of the Home of Tomorrow: • The T. Eaton Co. Ltd. (Furnishings) • Canadian General Electric Co. Ltd. (Electric Fixtures and Appliances) • Canadian Johns-Manville Co. (Building Material) • Canadian Nickle Products Co. Ltd. (Monel Metal Sink) • Edmonton Paint & glass Co. Ltd. (Paint) • Alberta Concrete Products Ltd. (Foundations and Walls) • Northern Hardware Co. Ltd. (Hardware Fittings) • W.H. Clark Lumber Co. Ltd. (Mill Work) • W.H. Cushing Ltd. and M.D. Muttart Lumber Ltd. (Lumber) • Pilkington Brothers (Canada) Ltd. (Vita Glass and Vitrolite) • Empire Marble & Tile Co. Ltd. (Tile and Rubber Flooring) • O'Neil-Morkin Machinery Co. (Roof and Rock Wool Insulation) • Dominion Bridge Co. Ltd (Steel) • Great West Nursery Co. Ltd. (Landscaping) • C. Beckett (Plastering and Stucco) • Moore & Featherstone and A.F. Smith (Earth) • Turner Drafting Co. (Blueprints) • J.A. McArthur (Lightening Rods) • R.H. Palmer (Weather Stripping) • John F. Meakins (Brickwork) • J.B. Little & Sons Ltd. (Brick) • Skov, "The Cement Man" (Concrete Finishing) • H.F. Blondin (Foundation Waterproofing) • North West Roofing Co. (Roof) • H. Kelly & Co. Ltd. (Bathroom and Plumbing Fixtures) • Alberta Decorators, Ltd. (Painting and Decorating) • Coward Bros. (Wiring) • Barry Sheet Metal Co. Ltd. (Monel Metal Work) • Western Supplied Ltd. (Plumbing Fixtures) • Upright Bros. (Air Conditioner Installation) • Pike & Co. (Lawn Grass Seed) • Swift Canadian Co. Ltd. (Plant Food) • Bill Greer's Hardware Ltd. (Garage Door) • E.H. Pointer & Co. (Insurance) • Pedlar People, Ltd. (Metal Lath) • Capital Silver Plating Works (Silver Plating) • Fabrix Rubber Mat Co. (Rubber Floor Mats)

Municipal Heritage Planner's Mandatory Documentation

	• J. Hancock (Window Cleaning)
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Home of tomorrow built in 1936, is highly significant as a prototype of new expressions in low-cost housing designs for modern living in Canada **(Symbolic value – Citywide significance).** The Home of Tomorrow is further significant for its innovative Modernistic design integrated with new ideas in modern living in Edmonton **(Theme – Architecture and Design).** The Home of Tomorrow is further valued for its association with the build-out of the Glenora neighbourhood south of Stony Plain Road in the 1930s **(Theme Value – The Carruther's Caveat and Garden City Suburb).**
Period of Significance	1930s
Chronology of Alterations	1975 – Exterior alterations: relocation of main entrance and addition of enclosed front porch with vinyl Spanish tiled roof; garage relocation with vinyl Spanish tiled gable roof; wooden balustrade and roof added to the upper level balcony in the rear façade; 2 simulated bay-windows; landscape re-design in a Spanish hacienda style; wing wall with gated walkway to rear of residence was removed; brick tile around foundation Unknown date - wooden windows have been replaced with aluminium; addition of trims and sill around windows; indoor alterations: wallpaper removal; renovation of the kitchen.
Aspects of Integrity	Location ☐ Yes ☒ No ☐ Not Applicable The residence has not been moved, although the home's main entry has been moved from 102 Avenue to St. George's Crescent. Design ☒ Yes ☐ No ☐ Not Applicable The overall form and Modernistic design of the home has been retained, with some alterations from 1975. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape with deep landscaped setbacks is the original. Materials ☒ Yes ☐ No ☐ Not Applicable Apart from the Spanish-style roof, the original materiality has remained intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable

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	The interior of the residence projects a historic atmosphere. Association ☒ Yes ☐ No ☐ Not Applicable The association of the residence with the first prototype of affordable housing built in Glenora's during the Great depression era has not changed. The resource continues to be used as a landmark residence.
Statement of Integrity	The Home of Tomorrow maintains all the aspects of integrity necessary for it to convey its significance/heritage value. In general, the house has maintained its original form, scale, and massing (of the main two storey portion). In 1975-76, an original garage was removed as well as the wing wall on east side of the house. A new attached garage was added on the west side of the house facing St. Georges Crescent a new entry was added to the east façade, using the original door. Overall the residence is in very good condition. - Foundation: the masonry foundation is structurally intact; the addition of the brick tile around foundation is reversible. - Cladding: the stucco cladding is in good condition. - Windows: the home retains all of its original window openings; main and upper floor windows have been replaced by aluminium. A three-sided bay was added to the front façade adjacent to the front door. The wooden balustrade and roof added to the rear façade upper level balcony and bay windows are reversible as well as the trims and sills. - Doors: the home retains its original 2 wooden front doors which are in excellent condition. - Roof: the flat roof is in good condition. - Decorative elements: the curved corner of the original main entrance is intact and the corner window opening is in good condition; - Garage: no longer accessed from 102 Ave was relocated in 1975 to allow access from St. Georges Crescent. - Interior: many original elements have been retained including: rounded corners, light fixtures, narrow hard wood floors; original fireplace with vitrolite tiles; original interior doors knobs and hinges and original handrail to second storey.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Fleming Residence		
Address	14004 - 100 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2602HW;5;8		
Geographic Position	53.540535	-113.563356	NAD83
Site Area	837.6m²		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	Modern Bungalow		
Architect	n/a		
Builder	Ideal Homes Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Possesses heritage value as a well-preserved example of the high-end homes built in Capital Hill, a mid-century subdivision which completely	**Style/Design/Construction** Significant as an early, intact and high quality example in Glenora of a Modern Bungalow.	

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	developed in a five-year period. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Fleming Residence, looking to the northwest.
Location	14004 - 100 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 2 Description	
Caption	Detail of the east-half of the Fleming Residence, showing the off-set, attached garage (right) at the northeast corner of the house. Looking to the north.
Location	14004 - 100 Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the east elevation of the Fleming Residence, looking to the west.
Location	14004 - 100 Avenue NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear elevation of the Fleming Residence with attached garage on left. Looking to the south.
Location	14004 - 100 Avenue NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the exterior brick chimney on the east elevation of the Fleming Residence, flanked by two original wood, multi-light windows.
Location	14004 - 100 Avenue NW
Copyright	City of Edmonton

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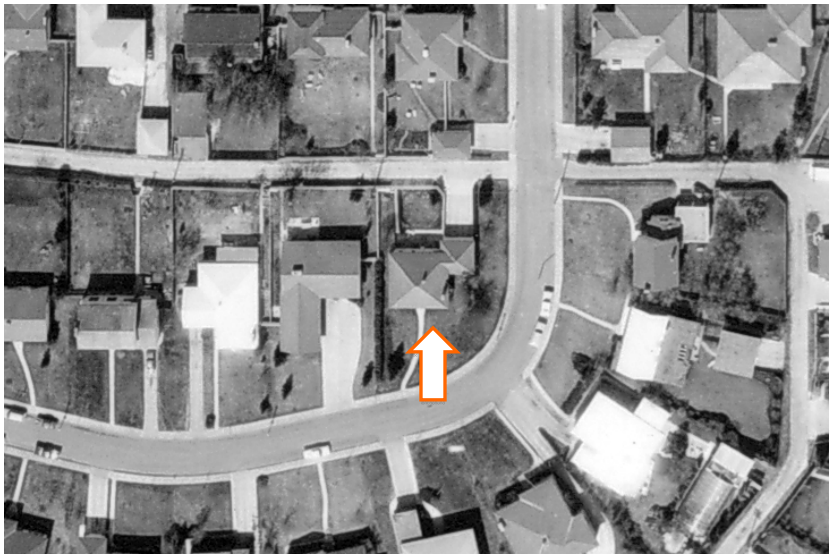
Image 6 Description	
Caption	Detail of the original wood, multi-light bay window on the front elevation of the Fleming Residence.
Location	14004 - 100 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway to the Fleming Residence on the front elevation.
Location	14004 - 100 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1954 aerial image of the Fleming Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Fleming Residence.
Date	1965

Photographer	Unknown (YC872, Vol. 11, Frame 185)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Fleming Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Fleming Residence, a substantial Modern Bungalow built in 1952, possesses heritage value as a well-preserved example of the high-end homes built in Capital Hill, a mid-century subdivision which completely developed in a five-year period **(Theme Value – Capital Hill, a mid-century subdivision).** The 1952 Fleming Residence is an intact, well-crafted and distinctive example of a Modern Bungalow in Capital Hill **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement)

	☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1952 Fleming Residence is a wide low-profile one-storey, Modern Bungalow with a low-hipped roof. The entry porch is centred on the front façade with a large multi-light bay picture window to the east, and a multi-light picture window to the west, all with tall decorative wooden shutters. The home is situated on a large corner lot fronting a quiet, curvilinear residential street with landscaped front yards and large mature deciduous street trees. The residence is located in the southwest part of the inner city residential community of Glenora known as Capital Hill, one block north of Ravine Drive and MacKinnon Ravine.

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Heritage Value	The Fleming Residence, a substantial Modern Bungalow built in 1952, possesses heritage value as a well-preserved example of the high-end homes built in Capital Hill, a mid-century subdivision which developed in a five-year period from 1949 to 1954. The home illustrates the emerging form of Post-war homes: its low, horizontal profile with low, side-hipped roof and projecting eaves, smooth stucco cladding and attached garage. The house is situated south of 101 Avenue within a historic 1907 grid-iron subdivision registered by Ontario-born developer John B. Gardiner, which extended south to Mackenzie Ravine. With the real estate collapse in 1914, Gardiner's vision for his 'Capital Hill' neighbourhood did not materialize; despite many lots being sold, by 1930, only a few dwellings were built - his own large estate included - but none north of the MacKinnon Ravine. To address such situations, Alberta's 1929 Town Planning Act allowed the 'replotting' of unsuccessful subdivisions provided 60% of the owners approved. With the City having acquired 73% of the Capital Hill section north of MacKinnon Ravine by 1930, it was re-plotted by Reginald H. Cautley, mimicking the Garden City Suburb plan in Glenora immediately to the east. Cautley employed some curving streets, especially Ravine Drive. With still no development by 1948, further replotting schemes were undertaken in 1949 and 1951, adding more curving roads, resulting in an almost complete build-out of the Capital Hill section of Glenora by 1954. In March of 1951 Peter Fleming obtained a permit to build a high-end residence (estimated at $15,000) on a large corner lot on a curving road, one block north of the scenic Ravine Drive and MacKinnon Ravine. The contractor was Ideal Homes (responsible for at least one other Capital Hill dwelling) who constructed the home in 1952, at which time much of Capital Hill was being developed. The company was formed in 1950 to build prefabricated homes on nine lots, but was only in business for a short period. The 1952 Fleming Residence is further valued as an intact, well-crafted and distinctive example of a Modern Bungalow in Capital Hill. The home demonstrates the modern trends of the early 1950s towards homes with a low, horizontal profile, deep eaves and large picture windows to ensure a bright interior. The Fleming Residence displays high quality woodwork in the traditional but restrained detailing: the centred main entry porch and deep door surround with wooden entablature and side panels, the multi-light windows and the long wooden louvred shutters. Other unique features of the residence are the large bay window, the pyramidal roofline, echoed by the garage wing and the attention to detailing of the garage to enhance the main façade of the house. Peter and Gertrude Irene Fleming (died 1974), the homes first and very long term owners and residents through 1981, were living in the home. Peter John A. Fleming (born circa 1899) was born in Wales, worked for the post office at a young age, signed up with the British Army's Territorial Force at age 15, was a pilot with the Royal Flying Corp., and by age twenty had immigrated to Alberta. Colonel Fleming was a long term Alberta Government employee, with the Board of Censors for 20 years (during the period he lived in the home) and

	at one point its chairman. He continued to live in the home after his retirement 1966 and after the passing of his wife in 1974.
Character Defining Elements	The key elements that define the heritage character of the Fleming Residence include, but are not limited to its: - setting on a quiet, curving residential street with mature deciduous street trees, and many other homes of the same period; - location and orientation on a large, pie-shaped corner lot and setbacks on all sides; deep setbacks from the street; location one block north of scenic Ravine Drive and the MacKinnon Ravine; - landscape elements including: deep curving, corner lot with landscaped setbacks; landscaped beds and tall, mature coniferous trees; - form, scale and massing as expressed by its: one-storey rectangular plan with long façade at front; low-pitched pyramidal roof with deep projecting eaves; attached garage wing on northwest corner; - construction materials including: nailed wooden frame structure; smooth stucco cladding; concrete foundation, parged stucco; red brick chimneys; wooden windows and trim; - Modern Bungalow-style details such as its: low, horizontal profile; low-pitched roofline with deep eaves; simple design; large picture windows; smooth stucco cladding; - Period Revival-style details such as its: wooden louvered shutters; multi-light wooden windows and storm windows; open porch with landing centred on façade, entry with deep wooden door surround with entablature above and three panels on each side; - original fenestration including: bay window with 30-light fixed wooden-sash picture window with 30-light wooden storm window, with 10-light fixed wooden-sash picture window with 10-light wooden storm window on either side, 6-over-9 single-hung wooden- sash window with 15-light wooden storm windows, 30-light fixed wooden-sash picture window with 30-light wooden storm window and single assembly 8-over-12 single-hung wooden-sash window with 2-light wooden storm windows on the main storey; 3-light horizontal fixed wooden window sashes with 3-light storm windows at basement level; plain wooden window trim and sills; original 6-panel wooden door; original 6-light wooden side/garage door (not original hardware); and - additional exterior architectural details including: internal, corbelled red brick chimney; wide external red brick chimney with broad base; original attached garage with low-pitched pyramidal roof with projecting eaves, smooth stucco cladding and multi-light wooden windows and storm windows to match residence; original garage door; concrete steps to main entry.

4. Additional Information

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Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Fleming Residence, a substantial Modern Bungalow built in 1952, possesses heritage value as a well-preserved example of the high-end homes built in Capital Hill, a mid-century subdivision which completely developed in a five-year period **(Theme Value – Capital Hill, a mid-century subdivision).** The 1952 Fleming Residence is an intact, well-crafted and distinctive example of a Modern Bungalow in Capital Hill **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks and street trees, is intact as is the landscaping of the Fleming Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, brick and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's mid-century settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war development has not changed.
Statement of Integrity	The Fleming Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact and no major alterations made to the original building. - Roof: the roof structure and the roof cover, asphalt shingles, are in very good condition; - Roof elements: wooden fascia on eaves in good condition, soffits

	have been replaced with metal; - Foundation: the concrete foundation is structurally intact; the stucco parging is in good condition but irregular seams evident in some areas where wall meets foundation; - Cladding: the original stucco is in very good condition with no signs of cracks or damage; - Windows: the home retains all its original window openings, wooden sashes and wooden storms; paint failures on wooden window sashes and trim in very good condition; - Doors: the home retains its original external wooden front door, in very good condition; - Chimney: both are in good condition, slight mortar loss on external chimney; - Decorative elements: the louvred shutters and wooden door surround are in good condition; - Porches: the recessed wooden entry front porch is in good condition, as are the concrete steps, facing on steps is new; and - Garage: the roof, siding, original garage entry and loading doors and multi-light windows of the original garage are in good condition.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Jenner Residence		
Address	13719 - 101A Avenue NW		
Neighbourhood	Glenora		
Legal Description	1401HW;128;25		
Geographic Position	53.541968	-113.559445	NAD83
Site Area	810.205m²		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	Modernistic		
Architect	n/a		
Builder	Stuart C. Jacobs		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Good example of Post-war development in the Glenora neighbourhood. **Event/Cultural Practice**	**Style/Design/Construction** Excellent and intact example of a Modernistic-style house in the Glenora neighbourhood. **Landmark/Symbolic Value**	

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	Institution/Person Associated with prominent WWII veteran and successful businessman Frederick T. Jenner
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Jenner Residence, looking to the west.
Location	13719 - 101A Avenue NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the rear elevation of the Jenner Residence, looking to the east.
Location	13719 - 101A Avenue NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the detached garage located at the rear of the Jenner Residence property.
Location	13719 - 101A Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the attached garage of the Jenner Residence, accessed off 101A Avenue.
Location	13719 - 101A Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the south portion of the Jenner Residence showing the large picture window for the living area.
Location	13719 - 101A Avenue NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entryway of the Jenner Residence on the front elevation, featuring a Roman-brick surround, and a brick riser and tread stairs.
Location	13719 - 101A Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the second storey portion of the Jenner Residence, showing the aluminum soffits and fascia employed on the home.

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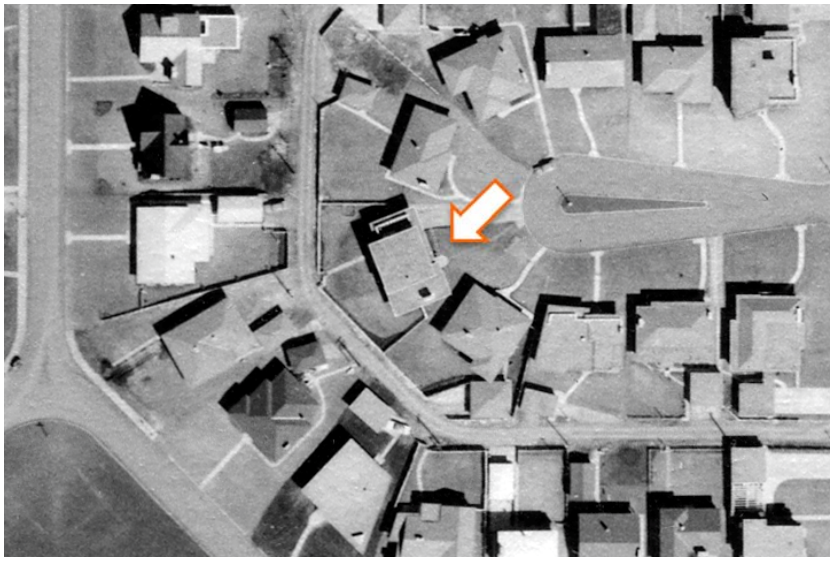
Location	13719 - 101A Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Jenner Residence, under-construction.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1954 aerial image of the Jenner Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1976 aerial image of the Jenner Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Jenner Residence, constructed in 1952, is valued as a reflection of the Post-war development of Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Jenner Residence is further valued for its association with prominent WWII veteran and successful businessman Frederick T. Jenner **(Person Value)**. The Jenner Residence is further valued as an excellent example of

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	Modernistic style in the Edmonton neighbourhood of Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Jenner Residence is located on a cul-de-sac, in Edmonton's residential neighbourhood of Glenora. The house is deeply setback from the street and has an open manicured lawn and poured concrete and brick retaining walls with a brick lined driveway accessed from the street. The residence is a two- storey, rectangular house with a flat roof with wide overhangs, asymmetrical fenestration, and balcony over the attached garage with decorative horizontal metal railing. A prominent brick chimney with decorative horizontal banding marks the south side of the house.
Heritage Value	The Jenner Residence, constructed in 1952, is significant for its role in the Post-war settlement boom in the Glenora neighbourhood. The 1911 Glenora subdivision, originally marketed as New Glenora, was established by real-estate mogul, James Carruthers in 1911. He envisioned a high-end neighbourhood inspired by the Garden City Suburb movement, a utopian planning model popularized by Sir Ebenezer Howard's 1898 Garden City concept. Applied to Glenora, this planning model integrated curvilinear street design, respecting the topography of the river valley and ravines where Glenora is situated. In 1911, Carruthers registered the Carruther's Caveat to control the quality and residential nature of the neighbourhood. Tenants of the Caveat include 25' setbacks from property lines, restriction on commercial construction, minimum distances of 23' between houses, and varying categories of minimum value for construction. The Caveat applied solely to the 1911 subdivision plan, which spanned south of Stony Plain Road, east to Groat Ravine and west to 142 Street. The Jenner Residence, located on a replotted section of the grid-iron portion of New Glenora, adheres to this caveat, instated nearly 40 years prior to the residence's construction. The replotting of the western arm of New Glenora in 1949 and 1951, including the historic Capital Hill subdivision of 1907, was commenced by the City of Edmonton in efforts to promote development in this area, which had only seen the erection of a single dwelling south of 102 Avenue and west of 136 Street before 1949. The new subdivision plan adhered to the contemporary Neighbourhood Unit concept of which Noel Dant, the City's first town planner, was an advocate of, resulting in the creation of the cul-de-sac on which the Jenner Residence is located. The Jenner Residence was constructed by local carpenter, Stuart C. Jacobs (1917-1972), who originally owned and built the home. The Jenners were the first owners and residents of the property. The Jenner Residence is further valued for its association with prominent WWII veteran and successful businessman Frederick T. Jenner. Frederick T. Jenner (1909-1976) was born in Manitoba and in 1929 began to work for General Motors in Red Deer, Lacombe and Medicine Hat. After serving in World War II, Jenner moved to Edmonton in 1951 and opened his own dealership, Jenner Motors that same year, which he ran until 1970. Jenner

	was heavily active in the community and was a Senator and Chairman of the Board of Governors of the University of Alberta, awarded an honorary doctorate of laws degree from University of Alberta in 1976. Jenner Cove, a street located in Jackson Heights, was named after him. Frederick was married to Alberta-born Evelyn Nicholls (1914-1994), who played for the Red Deer Amazons Hockey Club in the 1920s and 1930s. They lived in the residence until 1962 when they sold their home to Dorothy and George Elliott, who were there until 1971. The Jenner Residence is further valued as an excellent example of a Modernistic-style residence in the Edmonton neighbourhood of Glenora. This style of architecture is characterized by its smooth wall surface, usually of stucco, flat roof with wide overhanging eaves, and emphasis on the horizontal achieved through lines in the walls, and horizontal metal balustrade elements. The Modernistic styles dominated in Alberta from the 1920s to 1940s and included curved components of the Streamline Modern style and more geometrical forms of the Art Deco style. Although never common, many houses were built in this style.
Character Defining Elements	Key elements that define the heritage character of the Jenner Residence include, but are not limited to its: – location on a cul-de-sac, in the residential neighbourhood of Glenora in Edmonton; – siting on an irregular lot with deep setback from the street; access lane borders the north side and rear of the lot; including: formed concrete retaining wall parallel to the driveway with Roman style red brick steps to the front door and planters; – form, scale, and massing as expressed by its: two-storey height; rectangular plan; flat roof with wide overhangs in various levels; attached garage with balcony on top; – wooden-frame construction including: concrete foundation; wooden siding; – Modernistic style includes: emphasis on the horizontal, asymmetrical façade, flat roof with wide overhang, tall vertical panes on windows, narrow horizontal wooden lines on walls; decorative horizontal metal railing on balcony; iron- struts to support the overhang terrace and left corner top roof overhang; brick chimney with horizontal wooden decoration; brick surround in stack bond; and – original fenestration such as: ribbon of tall vertical panes; single assembly rectangular window openings.

4. Additional Information

Owner(s)	

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Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Jenner Residence, constructed in 1952, is valued as a reflection of the Post-war development of Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Jenner Residence is further valued for its association with prominent WWII veteran and successful businessman Frederick T. Jenner **(Person Value**). The Jenner Residence is further valued as an excellent example of Modernistic style in the Edmonton neighbourhood of Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	Unknown dates - Roof soffits and fascia have been replaced. Double garage added to rear of lot. A number of the windows have also been replaced, however the size of the openings have been maintained.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered. Materials ☒ Yes ☐ No ☐ Not Applicable A number of the materials are original but have been altered or added onto. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in the residence's current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a residence.
Statement of Integrity	The Jenner Residence maintains all aspects of integrity necessary to convey its significance/heritage value.

	Overall, the Jenner Residence is in excellent condition with high level of integrity. - Masonry elements: possess no missing or damaged units and mortar joints appear sound. - Roof and windows show no evidence of deterioration. - Roof elements: wooden soffits have been replaced with aluminium. - Wooden horizontal lapped siding is in good condition. - Windows: openings are intact; original wooden windows have been replaced. - Doors: front door appears to have been replaced. - Garage: door is not original.

City of Edmonton
Historic Resource
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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Spencer Residence		
Address	10107 - 138 Street NW		
Neighbourhood	Glenora		
Legal Description	2078HW;128;10		
Geographic Position	53.542208	-113.560076	NAD83
Site Area	748.9m²		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	Arts and Crafts Revival		
Architect	n/a		
Builder	M. Lawson		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Valued as a late, modern and highly original example of a Post-war home built in Glenora. **Event/Cultural Practice**	**Style/Design/Construction** Significant as a high-quality, Mid-century example of an Arts and Crafts Revival-style house in Glenora. **Landmark/Symbolic Value**	

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	Institution/Person	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Spencer Residence, looking to the east.
Location	10107 - 138 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the front (left) and south (right) elevations of the Spencer Residence, looking to the northeast.
Location	10107 - 138 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the rear elevation of the Spencer Residence, showing a one-storey addition constructed sometime between 1965 and 1976. Looking to the west.
Location	10107 - 138 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 4 Description	
Caption	Partial view of the front (right) and north (left) elevations of the Spencer Residence, looking to the southeast.
Location	10107 - 138 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	View of the original detached garage located at the rear of the Spencer Residence property.

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Location	10107 - 138 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the front gable located on the northern half of the front elevation of the Spencer Residence.
Location	10107 - 138 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the Spencer Residence.

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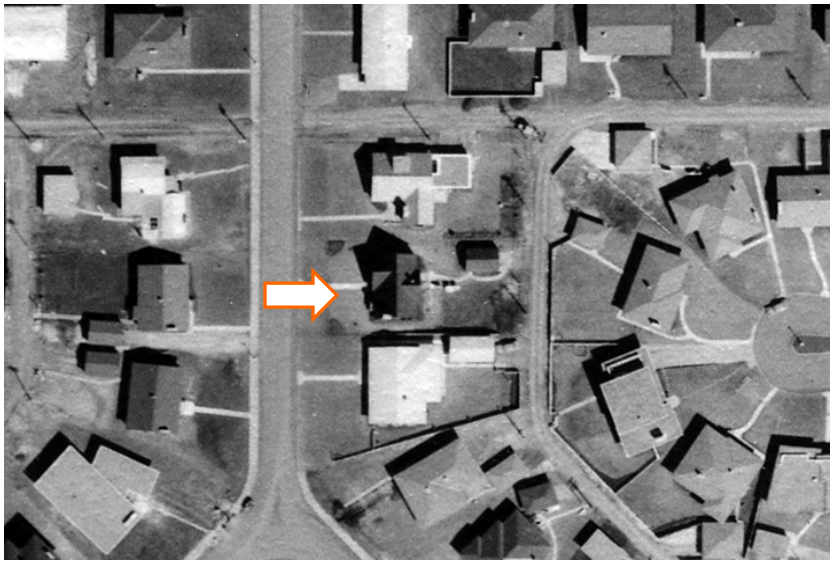
Location	10107 - 138 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the original triple assembly, wood multi-light window on the front elevation of the Spencer Residence.
Location	10107 - 138 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	View of the recently completed Spencer Residence in 1952, showing its original chimney (right).
Date	1952 November 21
Photographer	Kensit Studio
Copyright	Provincial Archives of Alberta (KS800/1)
Historic Photo	

Municipal Heritage Planner's Mandatory Documentation

Caption	1952 aerial image of the Spencer Residence, under-construction.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1954 aerial image of the Spencer Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives

Historic Photo	
Caption	1976 aerial image of the Spencer Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Spencer Residence, built in 1952 in a Period Revival style more commonly constructed in the Inter-war years, is valued as a late, modern and highly original example of a Post-war home built in Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1952 Spencer Residence possesses style value as a high-quality, Mid-century example of an Arts and Crafts Revival-style house in Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash)

	☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1952 Spencer Residence is a substantial, stucco-clad, one and one-half-storey, Arts and Crafts-Revival house with a steep, side-gable roof and a projecting front-gabled west bay with recessed front entry. The front entrance is centred on the façade, with multi-light picture windows on either side. The home is situated on a deep 748.9 square metre parcel on 138 Street, a short residential street with landscaped front setbacks, mature street trees and many homes of the same period. The residence is located in the southwest part of the inner city residential community of Glenora, one block south of 102 Avenue, a busy traffic corridor, and just north of the Faith Clifton/Alan MacDonald Memorial Park.
Heritage Value	The Spencer Residence, built in 1952 is a Period Revival-style home more commonly constructed in the Inter-war years, is valued as a late, modern and highly original example of a Post-war home built in the western 1911 subdivision of Glenora which completely developed between 1949 and

	1954. The modern trends of this period are displayed by the home's clean lines and simplified interpretation of the traditional Arts and Crafts Style. The subdivision where the home is situated was originally registered in 1911 by developer James Carruthers and surveyed by Richard H. Knight. The area between 102 and 101 (formerly Jasper) Avenues and between 136 and 142 Streets, were laid out in a grid-iron pattern. By 1948 this area was still undeveloped; as with many other underperforming, historic subdivisions, a replotting scheme (permitted by Alberta's 1929 Town Planning Act) was proposed by the City. The two-phase replotting scheme went ahead starting in 1949, taking into consideration the Garden City Suburb design of Glenora to the east, as well as the Neighbourhood Unit concept of which the City's first town planner, Noel Dant, was a proponent. In March 1950, owners Donald and Joan Spencer obtained a permit to construct a high quality home for a deep lot in this replotted subdivision, just north of the triangular park; M. Lawson was engaged as the contractor. The lots, even after the replotting, were subject to the 1911 Carruthers Caveat, which controlled minimum set backs and minimum house values ($5,000) to maintain a high-end neighbourhood. The estimated construction cost of the home was $15,000. The western section of Glenora built out rapidly in three years proceeding the first replotting of 1949, with the entire neighbourhood developed by 1954. The Spencer Residence also possesses style value as a high-quality, Mid-century example of an Arts and Crafts Revival-style house in Glenora. Style elements from this British architectural movement have been employed, but scaled down and simplified when compared with its Inter-war counterparts in Glenora. The home's asymmetrical façade and tall gable peaks are used to create a natural air, but without the use of projections and dormers seen on earlier revivals. References are made to British vernacular architecture with the home's cream stucco cladding, one and one half-storey form and steeply pitched side-gabled roof. However, the eaves only project moderately, and the recessed front porch in the shallow, projecting front gable bay has a more contemporary appearance with a single square column supporting the inset porch. Craftsmanship and medieval traditional influences are evident in the wooden front door, decorative hand-crafted shutters and multi-light wooden windows. By 1952, Joan and Donald (1914-1987) Spencer had moved into their new home. It was shortly after Donald had served in the air force in the Second World War. While they lived in the home he was President of Spencer & Grierson Limited, an independent insurance, loan and real estate firm as well as rentals agents and property managers (later DM Spencer Agencies). He was active in community service and was president for both the Edmonton and Alberta real estate boards. During the 1970s the resident owner was Wladimer S. Bryk (1914-1981) who was working as a physician and a member of the medical staff at Edmonton General. He was born and educated in his profession in Austria before immigrating to

	Canada, and had previously worked at Edmonton's Charles Camsell tuberculosis hospital as a 'flying doctor' serving northern patients.
Character Defining Elements	Key elements that define the heritage character of the Spencer Residence include, but are not limited to its: - setting on a residential street with mature street trees and homes of the same period; - location and orientation on a deep rectangular lot and setbacks on all sides; deep setback from 138 Street; location one block south of 102 Avenue traffic corridor and just north of the Faith Clifton/Alan MacDonald Memorial Park; - landscape elements including: landscaped setbacks; tall, mature coniferous and deciduous trees; - form, scale and massing as expressed by its: one and one-half-storey rectangular plan with long façade; steeply pitched, side-gabled roof; wide, shallow projecting, front-gabled bay on north side of front façade with recessed front entry porch centred on façade; wide, shallow projecting, front-gabled bay centred on east (rear) façade; medium-projecting eaves; medium-projecting eaves with closed stucco soffits and decorative wooden bargeboards; - construction materials as expressed by its: wooden frame structure; stucco cladding; concrete foundation with stucco parging; wooden trim, shutters and windows; - Arts and Crafts Revival-style details such as its: one and one half-storey form with steeply pitched, side-gabled roof; asymmetrical architectural elements; tall gables; wooden front door glazed panel, decorative wooden rustic shutters and lintels; rectangular louvres in the gable peaks; - Modern-style details such as its: simplified style elements; clean lines; picture windows; inset porch with single square column; - original fenestration including: double-assembly wooden-sash windows with 9-light storm windows, and triple-assembly wooden-sash windows with 9-light storm windows on the main storey; single and triple-assemblies of 3-over-6 single-hung, wooden-sash windows with 9-light wooden storm windows on the upper storey; plain wooden sills and trim; decorative wooden lintels with angled ends; original wooden door with diamond pattern leaded glass panel and original hardware; and - additional exterior architectural details including: internal red-brick rear chimney; original detached front-gabled garage with stucco cladding, multi-light wooden windows with wooden shutters, and wooden trim to match residence; original garage door; recessed front entry with concrete steps.

4. Additional Information

Municipal Heritage Planner's Mandatory Documentation

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Spencer Residence, built in 1952 in a Period Revival style more commonly constructed in the Inter-war years, is valued as a late, modern and highly original example of a Post-war home built in Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1952 Spencer Residence possesses style value as a high-quality, Mid-century example of an Arts and Crafts Revival-style house in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	Between 1976 and 1986 – small, one-storey rear hip-roofed sunroom addition; original internal parged chimney replaced by external brick chimney, roughly the same width and position.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and all stylistic features intact except the new external brick chimney which replaces the original internal parged chimney. There is a sun-room addition which is not visible from the street and also reversible. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks and street trees, is intact as is the landscaping of the Spencer Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Some wooden elements require painting but the wood is in good condition. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in most of its current materials and detailing. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Post-war period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war period has not changed.
Statement of Integrity	The Spencer Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the

	residence is in good condition - with some specific elements/areas in fair condition - with a high degree of its original fabric. There is a sun-room addition which is not visible from the street and also reversible. - Roof: the roof structure, is in good condition; the wooden shingle roof cover is different than when the home was originally built (asphalt tiles used) but is in keeping with the Arts and Crafts style, generally in good condition with minor organics. - Roof elements: stucco soffits appear in good condition; wooden fascia on eaves covered by eaves trough. - Foundation: the concrete foundation is structurally intact; the low band of smooth parging at ground level is new. - Cladding: the original stucco cladding is mainly in good condition, but some areas, especially the recessed porch are water-stained/damaged. - Windows: the home retains all its original window openings, wooden sashes and almost all wooden storms; wooden window sashes and trim are in good condition with some paint failures, mainly on upper windows. - Doors: original external door has been removed; original internal door and hardware are intact, paint and surface scratched in bottom right corner. - Chimneys: the original internal parged chimney has been replaced with a new chimney which has a similar placement is in keeping with the Arts and Crafts Style; internal brick chimney requires pointing. - Decorative elements: original rectangular wooden louvres, wooden shutters and lintels have all been retained and are in good condition; wooden bargeboards have paint failure with exposed wood. - Porches: the stucco in the recessed front porch is in fair condition; front steps in good condition. - Garage: the small original detached garage is in good condition.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Shaw Residence		
Address	10108 - 138 Street		
Neighbourhood	Glenora		
Legal Description	2602HW;129;10		
Geographic Position	53.542364	-113.560976	NAD83
Site Area	840.92m²		
Contributing resources	n/a		
Date of Construction	1954		
Architectural Style	Modern		
Architect	n/a		
Builder	Siller & Frederickson		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Valued for its association with the development of Glenora **Event/Cultural Practice**	**Style/Design/Construction** Valued for its unique Modern architectural elements **Landmark/Symbolic Value**	

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	Institution/Person	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Shaw Residence, looking to the west.
Location	10108 - 138 Street NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the north (left) and rear (right) elevations of the Shaw Residence, looking to the southeast.
Location	10108 - 138 Street NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the partially obscured south elevation of the Shaw Residence, looking to the northwest.
Location	10108 - 138 Street NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the front entrance of the Shaw Residence, including conical roof structure (originally flat), brick cladding, wood columns and curved concrete step with brick edging.
Location	10108 - 138 Street NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the full height, picture windows along front elevation of the Shaw Residence.
Location	10108 - 138 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detail of exterior brick chimney on the front elevation of the Shaw Residence.
Location	10108 - 138 Street NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	View of the detached, flat roof two-car garage located at the rear of the Shaw Residence property.
Location	10108 - 138 Street NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of an original wood frame bay window located on the rear elevation of the Shaw Residence.
Location	10108 - 138 Street NW

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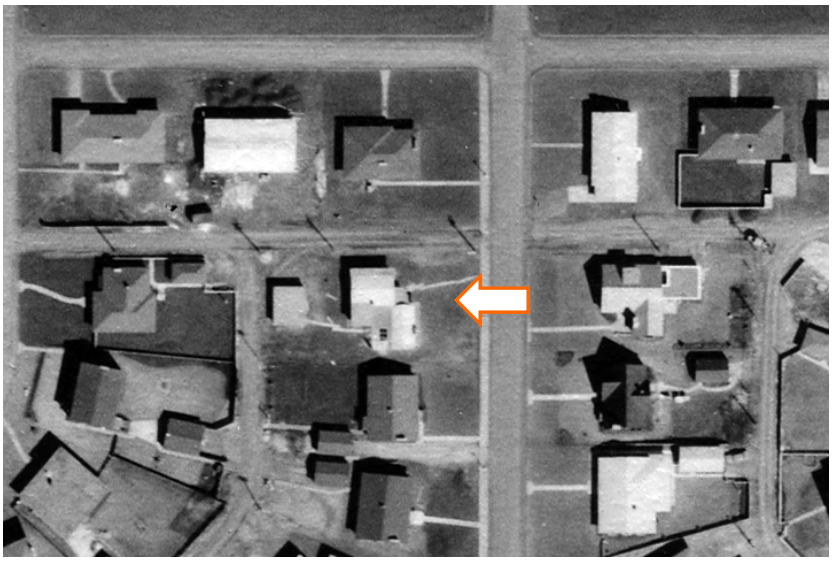
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the conical roof above the main entryway of the Shaw Residence, added to the residence sometime between 1986 and 1997. Originally, only a flat semicircular canopy extended over the main entryway.
Location	10108 - 138 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1954 aerial image of the Shaw Residence.

Municipal Heritage Planner's Mandatory Documentation

Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Shaw Residence.
Date	1965
Photographer	Unknown (YC872, Vol. 11, Frame 185)
Copyright	City of Edmonton Archives

Historic Photo	
Caption	1976 aerial image of the Shaw Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1954, the Shaw Residence is valued for its association with the development of the historic Glenora neighbourhood (**Theme – Pioneer Farms to First Suburbs).** The Shaw Residence is also valued for its unique Modern architectural design **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern)

Municipal Heritage Planner's Mandatory Documentation

	☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Shaw Residence is a Modern-style bungalow located mid-block along 138 Street between 101 Avenue and 102 Avenue in Edmonton's Glenora neighbourhood. The single-storey residence is located on a large setback from the street with several mature coniferous trees on the front lawn. It features an irregular L-shaped roof profile that includes two low-pitched side-gabled roofs that eases into flat roofs with projecting eaves and a central conical roof segment above the front entrance. The wood-frame building is clad in vertical wood siding with brick veneer columns and brick-clad entryway as well as a prominent external brick chimney set diagonally in the front elevation. The lot is bordered to the north and south by a vertical wood plank fence supported by brick posts with concrete caps.
Heritage Value	The Shaw Residence, constructed in 1954, is valued as a Modern-style and highly original example of a Post-war home built in the western segment of the 1911 subdivision of Glenora which underwent an extensive replotting scheme beginning in 1949, and was completely developed by 1954. The subdivision where the home is situated was originally registered in 1911 by developer James Carruthers and surveyed by Richard H. Knight. The area between 102 and 101 Avenues and between 136 and 142 Streets, were laid out in a grid-iron pattern, unlike the curvilinear design of Glenora in the east. By 1948 this area was still undeveloped. Using the replotting mechanism first granted to them by the Province through the 1929 Town Planning act, the City was able to rework this underperforming portion of the 1911 Glenora subdivision and institute modern planning principles into the design of new subdivision. The two-phase replotting scheme went ahead starting in 1949, with the area west of 138 Street replotted in 1951. Upon registration of the new replotted subdivisions, the City released the parcels for sale, with many contractors purchasing properties to construct modern homes for Edmonton's swelling population. In July 1951, contractors Osian Siller & Larry Frederickson, who owned the parcel, took out a building permit for the Shaw Residence, but they would not erect the dwelling until 1954. The home's long-time residents were Cyril and Margaret Shaw along with their daughters. Cyril (died in 1979) was a manager with Century Sales Ltd and he also served at the chairman of the Alberta Motor Association in the mid-1950s. Margaret (1913-2007) was an entrepreneur who started Shaw Flowers, establishing five stores throughout Edmonton in the 1970s. After Cyril's death, Margaret would continue to occupy the home until 1982. The Shaw Residence is also valued for its unique Suburban Modern architectural design utilizing simple materials and massing. The Suburban Modern-style developed in North America, drawing upon the earlier International style. It grew out of an initiative in Southern California, the

	1945 Case Study House program, with the goal of developing inexpensive home designs using Modern principals. One of the objectives was to establish harmony between the residence and the surrounding landscape, demonstrated by the Shaw Residence's low profile and integration with the natural environment. Advances in building construction allowed for larger, full-height windows that helped to bring the external environment into the home. The large windows in a regular rhythm on the front of the Shaw Residence are an excellent example of this innovation. Other Suburban Modern elements include the use of contrasting cladding materials with both wood and brick siding, the combined low-pitched and low-profile cross-gabled and flat roof with exposed wooden beams and the use of columns throughout the façade. A prominent angled chimney on the front façade and conical entryway distinguish this unique residence in the Capital Hill community.
Character Defining Elements	The key elements that define the heritage character of the Shaw Residence include, but are not limited to its: - east facing orientation located on 138 Street, located mid-block and bordered by a paved alley to the north; bordered to the north and south by other residential properties; - generous set back from avenue; property abuts sidewalk without boulevard; detached two-car garage at rear of residence opening onto paved alleyway to the north; - landscape elements such as its: private yard featuring mature coniferous trees; curved concrete walkways leading to front entrance; - form, scale and massing as expressed by its: single-storey height with long, rectangular footprint; irregular L-shaped roof structure including two low-pitched, side-gabled roofs extending into flat roof with central curved roof segment extending over front entryway and attached to side-gabled garage; projecting eaves with plain fascia and wooden soffits; curved front entrance atop concrete step; - wooden-frame construction as expressed by its: nailed wooden frame; concrete foundation; vertical wood exterior siding; vertical wooden columns supporting conical roof over front entryway; - masonry construction as expressed by its: stretcher bond red brick cladding in front entryway; external red brick chimney set diagonally in front elevation; brick veneer columns in front elevation and at northeast and northwest exterior corners; brick fence posts with concrete caps; brick edging along rounded front entryway step; - Suburban Modern-style elements as expressed by its: low,

	horizontal profile; exposed wooden beams; full-height windows supported by brick columns on the front elevation; use of contrasting materials in both wood and brick veneer for exterior cladding; combined low-pitched and low profile side-gabled and flat roof line; large projecting eaves; attached garage; - original fenestration elements including: single-light fixed windows with wooden trim; triple assembly casement windows with wooden trim; triple assembly bay window on rear elevation; large, full height fixed picture windows on front elevation with wooden sills; - additional elements include: detached, flat roof two-car garage; vertical wooden plank fence affixed to brick posts capped with concrete; external red brick chimney set diagonally in front elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical	

Municipal Heritage Planner's Mandatory Documentation

Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1954, the Shaw Residence is valued for its association with the development of the Glenora neighbourhood (**Theme – Pioneer Farms to First Suburbs).** The Shaw Residence is also valued for its unique Modern architectural design **(Theme – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	1985 – 1997 – Conical roof added over front entryway (originally flat roof)
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of Mackinnon Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence retains its association with the Glenora neighbourhood.

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Statement of Integrity	The Shaw Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The home's original form, scale and massing are intact; the residence is in good condition with a high degree of its original fabric intact. - Foundation: The foundation is mostly covered by exterior siding and brick but what can be observed appears in good condition; there is some cracking in the parging along the north elevation. - Roof: Conical roof was added over flat roof sometime in 1980s to 1990s. - Cladding: both the vertical wood siding and brick veneer appear in good condition, there is no significant paint failure in the wood or damage to the brick and mortar. - Windows: the original windows are intact and in good condition, there is no observable damage or paint failure in the wooden trim and sashing. - Doors: the front door was not observable. - Chimney: the external chimney appears in good condition, there is no loss of the brick material or mortar. - Decorative Elements: the fence is in good condition, but several wooden planks on the north side of the property feature paint failure along the base. - Porch: The porch is in fair condition; there are no cracks in the concrete but several bricks that were used as edging along the step have been lost or removed. - Garage: the garage is original and appears in good condition; the original garage doors are intact.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Hayward Residence		
Address	13516 Ravine Drive NW		
Neighbourhood	Glenora		
Legal Description	0626618;1;7B		
Geographic Position	53.539463	-113.555965	NAD83
Site Area	868.961m²		
Contributing resources	n/a		
Date of Construction	1944		
Architectural Style	Storybook Period Revival		
Architect	George H. MacDonald		
Builder	George E. Hayward		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Valued as a highly intact example of high quality, high status homes built during Glenora's Inter-war development era.	**Style/Design/Construction** Valued for its unique built form that incorporates Storybook Style with period revival elements. Design by notable Edmonton-based architect, George Heath MacDonald.	

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	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person Valued for its association with George E. Hayward a successful magnate founder and president of Hayward Lumber Company Ltd.	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Hayward Residence, looking to the north.
Location	13516 Ravine Drive NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the rear elevation of the Hayward Residence, looking to the south. While a large dormer was present originally, an additional storey was added to the dormer post-2004, as well as a tall chimney was removed that was located on the east (left) portion of the residence, behind the attached garage.
Location	13516 Ravine Drive NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the attached garage on the Hayward Residence with a central shed wall dormer located above.

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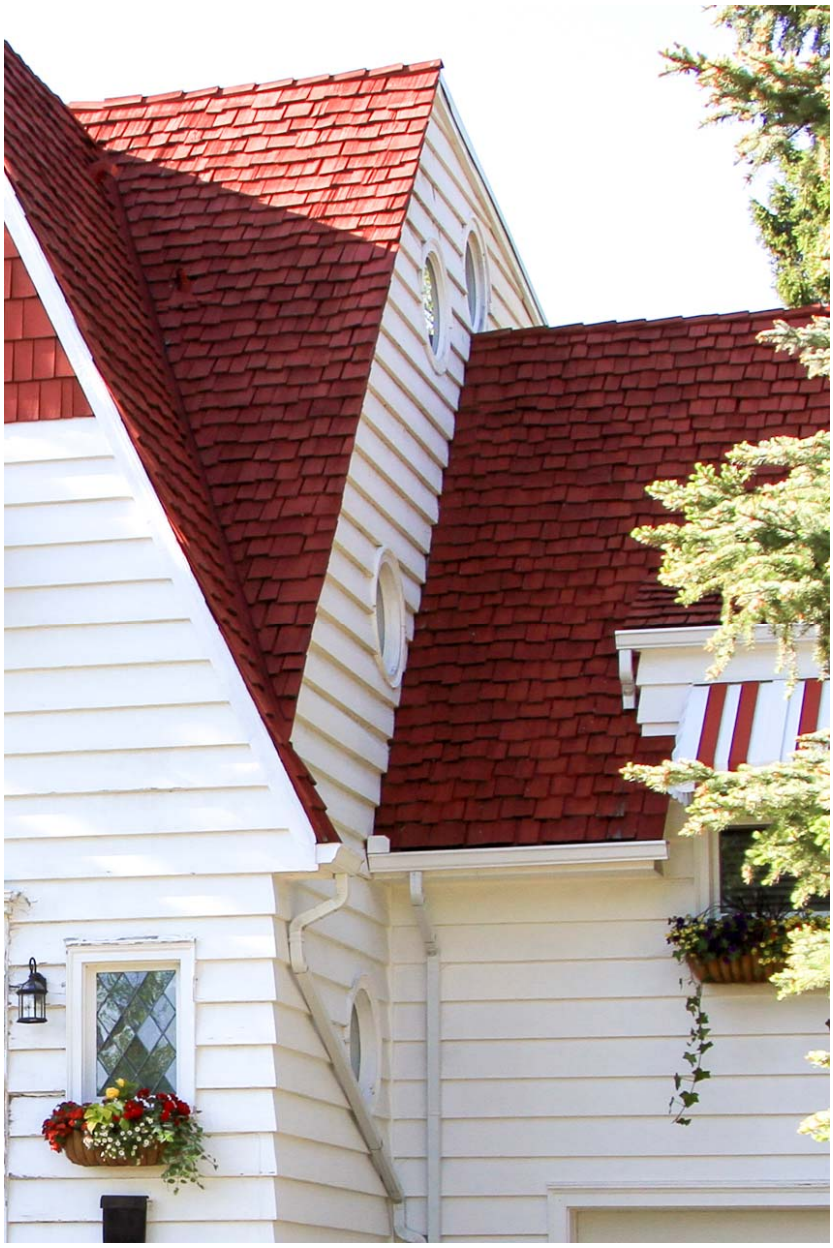
Location	13516 Ravine Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the four circular wood frame windows on the east elevation of the Hayward Residence.
Location	13516 Ravine Drive NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Hayward Residence.
Location	13516 Ravine Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the parged foundation along the front elevation of the Hayward Residence.

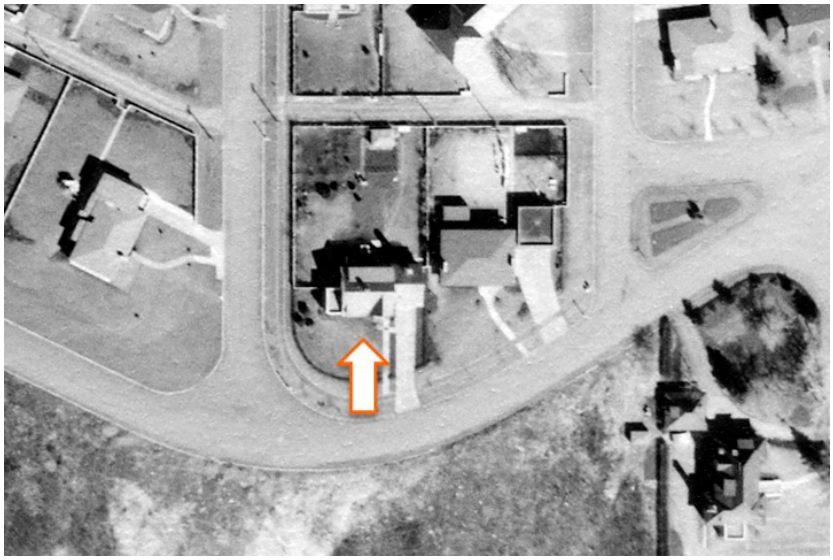
Municipal Heritage Planner's Mandatory Documentation

Location	13516 Ravine Drive NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of a shed dormer located on the front elevation of the Hayward Residence.
Location	13516 Ravine Drive NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the one-storey projection off of the west elevation of the Hayward

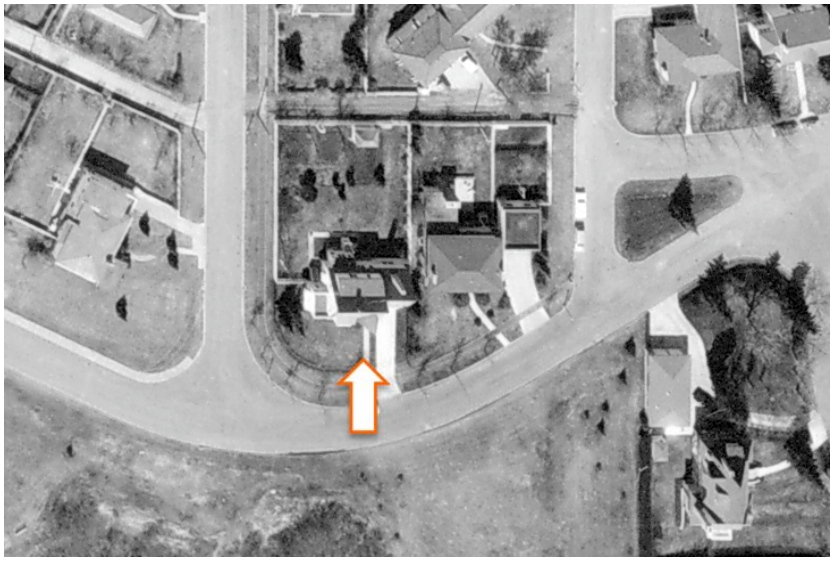
Municipal Heritage Planner's Mandatory Documentation

	Residence, also serving as a second-storey balcony.
Location	13516 Ravine Drive NW
Copyright	City of Edmonton
Historic Photo	
Caption	Alma Hayward, presumably posing inside the Hayward Residence in 1949.
Date	1949 October 8
Photographer	Eric Bland
Copyright	City of Edmonton Archives (EA-600-3045c)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	The context of the Hayward Residence in 1948, four years after its construction. Note that besides the block it is built on, Capital Hill to the west remains entirely undeveloped, with the exception of the one dwelling immediately to the west.
Date	1948
Photographer	Royal Canadian Air Force
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	
Caption	1954 aerial image of the Hayward Residence.

Municipal Heritage Planner's Mandatory Documentation

Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Hayward Residence.
Date	1965
Photographer	Unknown (YC872, Vol. 11, Frame 185)
Copyright	City of Edmonton Archives

Historic Photo	
Caption	1976 aerial image of the Hayward Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1944, the Hayward Residence is valued as a highly intact example of high quality, high status residential construction, reflective of the economic position of its residents located in Capital Hill neighbourhood (now Glenora) during the Inter-war period **(Theme Value- The Carruthers Caveat and Garden City Suburb).** The Hayward Residence is further valued for its unique built form that incorporates Storybook Style with period revival elements. Design by notable Edmonton-based architect, George Heath MacDonald **(Theme – Architecture and Design).** The Hayward Residence is also valued as a showcase for Hayward Lumber and for its association with his first owner, George E. Hayward a successful entrepreneur founder and president of Hayward Lumber Company Limited **(Theme Value – People Value).**
Era of Development	Development Era

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(please select one)	☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Hayward Residence is a highly unique Storybook Period Revival style residence situated on the corner of Ravine Drive NW and 136th Street NW in Edmonton's Glenora neighbourhood with a small summerhouse in the rear of the property. The Hayward Residence is highly recognizable by its one and one-half storey height, steeply-pitched front gable and wing, irregular plan with integral garage with wide front drive way, steeply pitched roofs, with wood shingles and exterior wide lapped siding with wooden boards, raised basement, asymmetrical façades, and clipped eaves. The dominant features on the south and west façades are the wooden shingles on the front gabled pediment, prominent dormers and striped metal awnings over the windows. The front door is crowned with a broken segmental pediment in a Gregorian Revival style.
Heritage Value	The Hayward Residence, constructed in 1944, is extremely valued as an impressive intact example of residential construction in Glenora during World War II, and also through its association with being the first development in the Capital Hill section of Glenora in the 1940s. Capital Hill originated with Ontario-born John B. Gardiner, who subdivided his land, located south of 101 Avenue, east of 142 Street, and north of Mackenzie Ravine, in 1907, and promoted the area as an upscale, residential neighbourhood. Several years later, only a handful of dwellings were constructed, all south of MacKinnon Ravine. With the real estate collapse of 1914, and the start of World War I, Gardiner's vision for Capital Hill was brought to an end. In the late 1920s, the City of Edmonton attempted to spur development in the failed Capital Hill subdivision in the area north of MacKinnon Ravine by proceeding with a replotting. Recently enabled by the Provincial 1929 Town Planning Act, the City acquired 73% of properties in the Capital Hill subdivision by 1930, enough to cancel the old subdivision and register a new one. Much like the Carruthers Caveat in the neighbouring 1911 Glenora subdivision, the City instituted a 'Building Restriction Caveat', regulating the cost of construction for new dwellings and their setbacks. Much like Gardiner's subdivision, the new 1930 Capital Hill replotted subdivision failed to develop as intended, with only one dwelling built in the 1930s. With World War II coming to a close, there was a slight renewal of interest in Capital Hill. The Haywards were the first to build in the Capital Hill area of Glenora in the 1940s, with Alma Hayward and her husband, George, applying for a building permit for the extent residence in 1944. Two additional residences were built on the same block as the Hayward Residence by 1948. The following year, the City initiated another replotting scheme in the area, incorporating several blocks from the 1911 Glenora subdivision as well, but left Block 1, the site of the Hayward Residence unaffected. By 1954, Capital Hill north of MacKinnon Ravine was essentially built-out. The Hayward Residence, designed by notable Edmonton-based architect, George MacDonald, is also valued for its highly unique and whimsical

	Storybook Revival style. Edmonton-based architect, George H. MacDonald (1883-1961). In 1899, MacDonald began his career as a draftsman with Dominion Steel and Coal Company in Sydney, Nova Scotia. It was there that he began working with his future business partner, Herbert A. Magoon. He travelled with Magoon to the soon-to-be province of Alberta in 1904, studying at the Alberta College and returning east to Montreal to complete a Bachelor of Architecture Degree from McGill University in 1911. Returning to Edmonton, he continued to work at Magoon's firm before becoming a partner and launching Magoon and MacDonald, constructing some of Edmonton's most enduring public buildings. Their works included Old St. Stephen's College on the University of Alberta Campus, the 1922 Colonial Building on Jasper Avenue and the 1913 Masonic Temple. Following Magoon's death in 1941, MacDonald continued to design buildings throughout Edmonton. While he is primarily known for his public and corporate buildings. The Storybook Revival aesthetic is captured in its single material wide lapped wooden siding emphasizing a dramatically steeply-pitched front gabled projecting housing a central entryway with elaborate broken pediment door surround. The asymmetrical massing is complimented with random window placement and a one-storey projection with balcony on the west faced. The traditional aesthetic is further reinforced by landscaping elements such as mature coniferous trees and charming short iron black fencing along the round corner of Ravine Drive and 136th street. The Hayward Residence is also valued for its association with his first owner, George Eldon Hayward (1882-1956) founder and president of Hayward Lumber Company Limited, a successful retail lumber business in Edmonton. Born in April 26, 1882 at Fredericton, New Brunswick, George E. Hayward began his career in Manitoba at the age of 18 with the Hanbury Manufacturing Company and was later transferred to British Columbia. In 1905, he moved to Vermillion, Alberta where he established Hayward & Long Co. selling lumber and building materials, drugs, stationery. In 1916, George moved the head office from Vermilion to Edmonton to expand the business. Over the years, George was able to expand locations, operating lumberyards at most of the large towns on the main line of the Canadian Northern Railway. The success of the Hayward business was resounding and by 1921 the company had 16 branches throughout Alberta. The Edmonton's main plant was one of the most modern and best-equipped lumber manufacturing plants of the west in 1921. George E Hayward was also a very active member of the Edmonton's community, seated in numerous boards and leader of several business circles, was always involved in public affairs supporting ventures of vital importance for the progress of the Edmonton's community and the province development. This house was constructed in part to demonstrate the quality of range of products available through Haywood Lumber. George lived in the house with his wife, Alma (circa 1897-1954) until his death in 1956. Alma was active in the community, serving as president of the Kiwanis Ladies Club starting in the late 1940s.

Character Defining Elements	Key elements that define the heritage character of the Hayward Residence include, but are not limited to its: – location on the corner of Ravine Drive NW and 136 Street NW in in the Edmonton neighbourhood of Glenora; – siting on two lots with a curved corner; south facing orientation; generous set back from Ravine Drive; small summer house at the rear of the lot; wide driveway; short black iron fence around the corner of Ravine and 136th street; – form, scale, and massing as expressed by its: one and one-half storey height; side gable of main house and one-storey wing; irregular plan with integrated garage; steeply pitched projecting front able; raised basement; shed- dormer in the front elevation; – construction materials such as: wooden-frame construction; concrete foundation; wide-lapped horizontal wooden siding; staggered- wood singles on roof and front gabled pediment; – Storybook Revival-style elements as expressed by its: steeply pitched roof with clipped eaves; single material siding; front door crowned with a broken segmental pediment; wrought iron railings; integrated garage with original wooden garage door with multiple lights; one storey wing with balcony; – fenestration such as: single and double assembly rectangular window openings; wooden-sash windows with diamond lights flanking main entryway; small round wooden- windows on front elevation; striped metal awnings over windows; wooden panel front door with three upper lights; flower boxes below windows; and – additional features such as its: patterned stucco parging.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact	

Municipal Heritage Planner's Mandatory Documentation

information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1944, the Hayward Residence is valued as a highly intact example of high quality, high status residential construction, reflective of the economic position of its residents located in Capitol Hill neighbourhood (now Glenora) during the Inter-war period **(Theme Value- The Carruthers Caveat and Garden City Suburb).** The Hayward Residence is further valued for its unique built form that incorporates Storybook Style with period revival elements. Design by notable Edmonton-based architect, George Heath MacDonald **(Theme – Architecture and Design).** The Hayward Residence is also valued as a showcase for Hayward Lumber and for its association with his first owner, George E. Hayward a successful entrepreneur founder and president of Hayward Lumber Company Limited **(Theme Value – People Value).**
Period of Significance	1940s
Chronology of Alterations	Circa 2014 – replacement of windows Post-2004 - expansion of rear shed dormer to accommodate additional storey; removal of tall chimney located at rear of residence behind the attached garage
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has not been altered. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence projects a strong historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Hayward Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The residence is in general in excellent condition with scale, massing and form intact.

	- Siding: Exterior original wooden siding in excellent condition with no rotten areas or missing portions detected. - Roof: wooden shingles on roof in excellent condition. - Decorative Detailing: Metallic original awnings are in excellent conditions, wooden shingles in front gable in excellent condition. - Fenestration: single and double assembly rectangular window openings, wooden-sash windows and front door are original and in very good condition. All windows have been replaced with vinyl. - Alterations to the residence include: two storey dormer added to rear façade.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Kline Residence		
Address	13612 Ravine Drive NW		
Neighbourhood	Glenora		
Legal Description	1976HW;2;12,13		
Geographic Position	53.539776	-113.557262	NAD83
Site Area	1663.8m²		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	Modern Bungalow		
Architect	Martland & Aberdeen Architects		
Builder	Michael Stashko		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Valued for its association with the development of the historic Capital Hill, now part of Edmonton's Glenora neighbourhood	**Style/Design/Construction** Valued as an example of Modern home design	

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	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person Valued for its association with the Klines, an enterprising family with strong ties to Edmonton's Jewish community.	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of front (left) and east (right) elevations of the Kline Residence, looking to the north.
Location	13612 Ravine Drive NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the front (centre) and west (left) elevations of the Kline Residence, looking to the northeast.
Location	13612 Ravine Drive NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the rear elevation of the Kline Residence, showing the central gabled wall dormer, which was added to the residence post-1997. Looking to the southwest.
Location	13612 Ravine Drive NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	View of the two-door garage located at the rear of the Kline Residence property, constructed post-1997. It replaced a square, pyramidal roof garage, accessed from a driveway off of Ravine Drive, which was also designed Martland & Aberdeen. Looking to the southeast.
Location	13612 Ravine Drive NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of front entrance of the Kline Residence, featuring original two-light

	door with reeded glass and side-light, protected by a roof over-hang.
Location	13612 Ravine Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of hipped-roof projection off of the east elevation of the Kline Residence.
Location	13612 Ravine Drive NW
Copyright	City of Edmonton
Image 7 Description	

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Caption	Detail of the Kline Residences internal red brick chimney with concrete cap.
Location	13612 Ravine Drive NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the stretcher bond brickwork, with a rowlock course used for the window sill, on the front elevation of the Kline Residence.
Location	13612 Ravine Drive NW
Copyright	City of Edmonton
Historic Photo	

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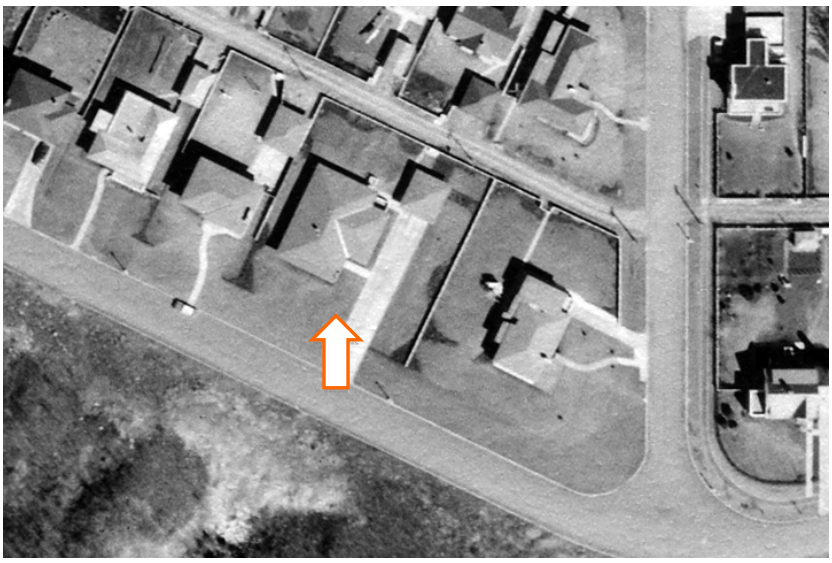
Caption	1952 aerial image showing the parcel of land on which the Kline Residence would be built upon later that year.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1954 aerial image of the Kline Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives

Historic Photo	
Caption	1976 aerial image of the Kline Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1952, the Kline Residence is valued for its association with the development of the historic Capital Hill, now part of Edmonton's Glenora neighbourhood (**Theme – Pioneer Farms to First Suburbs).** The Kline Residence is also valued for its association with the Klines, an enterprising family with strong ties to Edmonton's Jewish community **(Theme – Institution/Person).** The Kline Residence is further valued as a good and well-constructed example of Modern home design **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism)

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	☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Kline Residence is a one-storey, Modern bungalow located on Ravine Drive west of 136 Street in the historic subdivision of Capital Hill, now located within Edmonton's Glenora neighbourhood. The residence features a roughly T-shaped footprint and it is clad in stretcher bond red brick cladding with a low-pitched cross-hip roof with shake shingles. It is oriented to the south with a large setback from the street and landscaped front yard. A curved, brick walkway leads to the front entrance and to the rear detached, two-car garage.
Heritage Value	The Kline Residence, built in 1952, is valued for its association with the development of the historic Capital Hill neighbourhood, a portion now part of Edmonton's Glenora neighbourhood. The area was subdivided in 1907 from the land holdings of Ontario-born John B. Gardiner, which extended south to Mackenzie Ravine. Only a handful of lots were sold, all south of the MacKinnon Ravine, and the real estate collapse of 1914 halted Gardiner's ambitions for Capital Hill. With the initial failure of the subdivision, the City of Edmonton obtained 73% of the Capital Hill properties north of MacKinnon Ravine, allowing it to replot this area in 1930. The City implemented a restrictive caveat nearly identical to the Carruthers Caveat that covered the southern portion of the affected area of the replotting scheme, which included a minimum construction value of $5,000 per dwelling. The new scheme was nearly as unsuccessful as Gardiner's original vision: by 1948 there were only 11 privately owned lots, and only a single dwelling erected west of 136 Street along Ravine Drive. A second replotting scheme was proposed in 1948 that included blocks 127 to 132 of the adjacent 1911 Glenora subdivision. Between 1949 and 1951, the City acquired the few privately owned parcels to once again replot the area. The effort proved fruitful and by 1954, nearly the entire Capital Hill area had been developed. It was during this period of rapid suburban growth that the Kline Residence was built. The Kline Residence is also valued for its association with the Klines, an enterprising family with strong ties to Edmonton's Jewish community. The resident was built in 1952 for its long-term inhabitants, Irving and Lillian Kline. Irving Kline (1893-1971) was the son of prominent Edmonton businessman, Herman Bernard Kline (1860-1933) and his wife Theresa Luft (1860-1926). The Klines immigrated to Canada from Prussia in the 1880s, arriving in Montreal and making their way to Edmonton in 1906. Herman opened a pawnshop on Jasper Ave and in 1908 it evolved into H.B. Kline & Sons Jewellery Shop where young Irving worked with his father. In October 1917 Irving would marry Lillian Silverberg (1896-1988) and after studying in Detroit would open up an optometrist business back in Edmonton. Irving expanded and began selling jewellery like his father in 1922 with Lillian working alongside him. His business was the first of its kind in Alberta to sell jewellery on credit with the slogan "Your credit is fine with Irving Kline". The Klines were active in the local Jewish

	community. Irving's father Herman helped to develop the Beth Shalom Synagogue and served as president of the Talmud Torah Society (Lillian was later voted Queen of the Talmud Torah). After Irving's passing in 1971, Lillian continued to live in the residence until her death in 1988. The Kline Residence is further valued as an excellent example of a well designed and Modern home design. Both the main residence and the detached two-car garage were built by contractor Michael Stashko with designs by Martland & Aberdeen Architects. The firm was established by John Martland (1878-1957), a former architect with the City of Edmonton and Thomas G. Aberdeen who served as president of the Alberta Association of Architects in 1950. The large, rambling bungalow incorporates many design elements influenced by the Modernist architectural movement that emerged in the 20th century as a radical departure from existing built forms. Modernism emphasized simplicity and uniformity where form follows function with fewer embellishments or flourishes when compared with earlier styles. The emphasis on simplicity allowed for the maximum use of space with a limited building footprint. Modern elements of the Kline Residence include its single material exterior brick cladding, simple single storey rectangular footprint, deeply inset porch, and overall simplicity of its massing.
Character Defining Elements	The key elements that define the heritage character of the Kline Residence include, but are not limited to its: – south facing orientation located on Ravine Drive, adjacent to corner property opening on to 136 Street; bordered to the east and west by other residential properties; located opposite of Mackinnon Ravine; – generous set back from avenue; property abuts sidewalk without boulevard; detached two-car garage at rear of residence opening onto paved alleyway; – landscape elements such as its: private yard featuring well-manicured lawn and decorative shrubbery; curved concrete walkways leading to entrance and continuing to detached garage at rear; – form, scale and massing as expressed by its: single-storey height with full-height basement; low-pitched, cross-hipped roof with shake shingles; additional gable centred in rear (north) elevation; projecting eaves with wooden soffits; recessed front entrance covered by wide roof overhang; – wooden-frame construction as expressed by its: nailed wood frame; concrete foundation; – masonry construction as expressed by its: stretcher bond red brick cladding with white mortar; red brick window heads and sills; – Modern style elements as expressed by its: single material exterior cladding, rectangular footprint; lack of exterior decorative elements; inset corner entryway on front façade; large

	picture windows; – original fenestration elements including: original window openings with single and triple hung assembly; red brick window heads and sills; original two-light wooden front door with reeded glass and side-light; and – additional elements include: internal red brick chimney with concrete cap; two-car detached garage with L-shape footprint.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1952, the Kline Residence is valued for its association with the development of the historic Capital Hill, now part of Edmonton's Glenora neighbourhood (**Theme – Pioneer Farms to First Suburbs).** The Kline Residence is also valued for its association with the Klines, an enterprising family with strong ties to Edmonton's Jewish community **(Theme – Institution/Person).** The Kline Residence is further valued as a good and well-constructed example of Modern home design **(Theme – Architecture and Design).**
Period of Significance	1952
Chronology of Alterations	Unknown • Original windows replaced with vinyl windows • New garage post-1997 • Gabled wall dormer addition post-1997
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood bordering a Mackinnon Ravine to the south. Materials ☒ Yes ☐ No ☐ Not Applicable With the exception of the original windows, the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The building retains its association with the Capital Hill and later Glenora neighbourhoods.
Statement of Integrity	The Kline Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale and massing are intact; the residence is in good condition with a high degree of its original fabric intact. Vinyl windows have replaced original windows, but the original fenestration

	pattern remains intact. – Roof: The roof structure and the roof cover, shake shingles, are in fair condition; there is some evidence of mould and decay of the wood. – Roof elements: Soffits appear to be original wood and in good condition; no bargeboards or fascia present. – Foundation: The concrete foundation was not observable. – Cladding: Original brick cladding in good condition without any significant signs of wear or loss of mortar. – Windows: The home retains all its original window openings; all windows and sashes have been replaced with vinyl windows in original configuration; original brick heads and sills are still present and in good condition. – Doors: The original front door is intact and appears in good condition. – Chimneys: Internal brick chimney is in fair condition, showing signs of mortar loss. – Garage: The original detached was replaced with new garage, post-1997.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Kennedy Residence		
Address	13802 Ravine Drive NW		
Neighbourhood	Glenora		
Legal Description	2845EO;4;3,4		
Geographic Position	53.540822	-113.560069	NAD83
Site Area	1,101.44m^2		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	Modern		
Architect	Arthur J. Donahue		
Builder	Unknown		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as an intact, well-crafted and distinctive example of	

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(see attached worksheets)	continued development of the Glenora neighbourhood with the replotting of the Capital Hill area	Modern home design incorporating Contemporary style elements
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption

View of the front elevation of the Kennedy Residence, looking to the north.

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Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of the front elevation of the Kennedy Residence showing the large, fixed triple assembly window.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	Detail of the pergola feature of the Kennedy Residence on the southeast corner, added sometime between 1986 and 1997.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the attached garage of the Kennedy Residence. This portion of the garage was added sometime between 1986 and 1997, bringing the garage flush with the east elevation of the residence. The orientation of the garage, and location of the driveway remain original.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the east elevation of the Kennedy Residence showing the original location of the main entryway, now converted into a private outdoor space.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Partial view of the rear elevation of the Kennedy Residence, looking to the southeast. The section in the mid-ground is the original attached garage, now converted to additional space, and the section in the

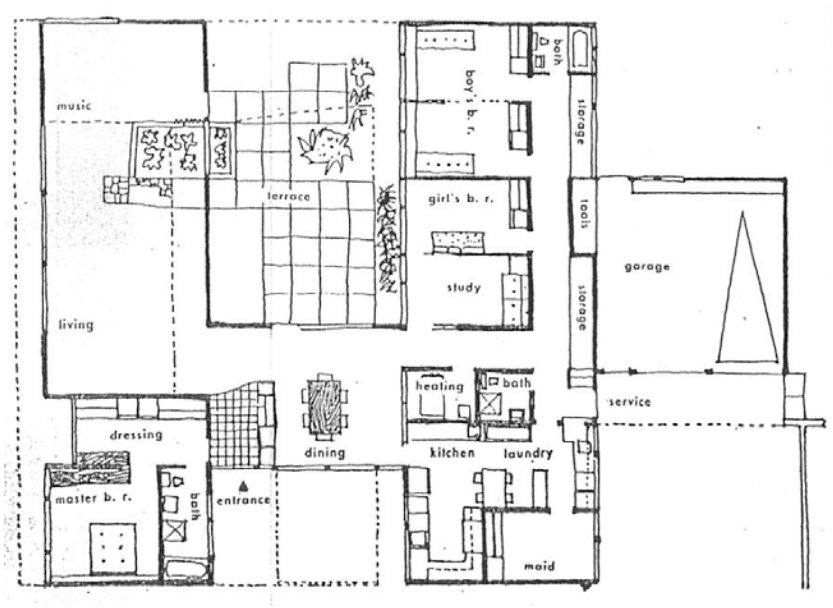
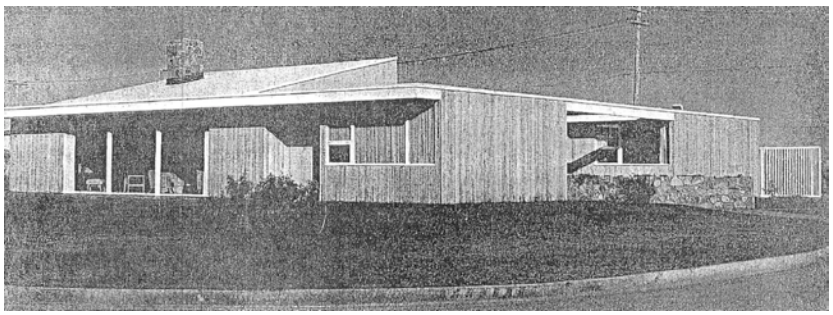
	background (right), is the attached garage constructed between sometime between 1986 and 1997.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the present main entryway on the front (south) elevation of

	the Kennedy Residence.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the southwest corner of the Kennedy Residence.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 9 Description	

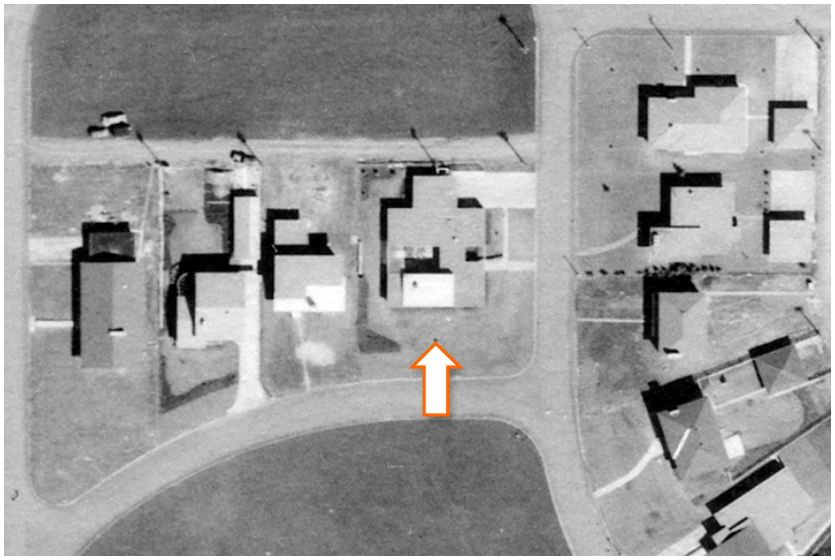
Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the floating fascia along the front (south) elevation of the Kennedy Residence, wrapping around the southwest corner.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the interior fieldstone clad chimney of the Kennedy Residence.
Location	13802 Ravine Drive NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 11 Description	
Caption	First floor plan of the Kennedy Residence from the May 1953 edition of Canadian Homes & Gardens. North is to the right (Source: Denise Assaly)
Location	13802 Ravine Drive NW
Copyright	City of Edmonton
Historic Photo	
Caption	The Kennedy Residence as it appeared in 1953. From the May 1953 edition of *Canadian Homes & Gardens* (Source: Denise Assaly)
Date	1953
Photographer	Ranson
Copyright	Canadian Homes & Gardens

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Kennedy Residence under construction.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Kennedy Residence.
Date	1965

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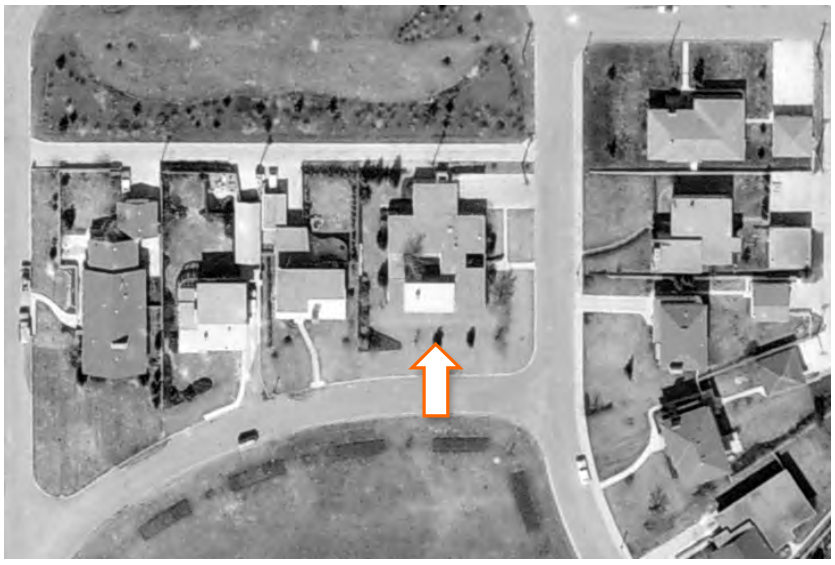
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Kennedy Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	

Caption	1997 aerial image of the Kennedy Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (ED9708, Vol. 22, Frame 28)

2. Significance

Summary	Built in 1952, the Kennedy Residence is valued for its association with the continued development of the Glenora neighbourhood with the replotting of the Capital Hill area **(Theme – Pioneer Farms to First Suburbs)**. The Kennedy Residence is further valued as an intact, well-crafted and distinctive example of Modern home design incorporating Contemporary style elements **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

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	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Kennedy Residence is located on a large corner lot along Ravine Drive with a south facing orientation looking towards MacKinnon Ravine in Edmonton's residential neighbourhood of Glenora. The house is deeply setback from the street and has a manicured lawn with mature coniferous and deciduous trees. A concrete driveway accessible from Ravine Drive to the east provides access to the attached garage. The residence is a one-storey, irregular-plan house with an open courtyard enclosed by a fenced side yard. It features vertical board siding and a predominantly flat roof with flush eaves and aluminum fascia. Decorative pergola elements at the front porch and an internal stone fireplace visible through the floor-to-ceiling window wall along the front elevation are the defining visual elements of the residence.
Heritage Value	The Kennedy Residence, built in 1952, is valued for its association with the development of the historic Capital Hill subdivision, a section now part of the Glenora neighbourhood. This area was originally subdivided in 1907 from the land holdings of Ontario-born John B. Gardiner, which extended south to Mackenzie Ravine. Only a handful of lots were sold, all south of MacKinnon Ravine, and the real estate collapse of 1914 ended Gardiner's ambitions for his upscale Capital Hill community. Alberta's 1929 Town Planning Act allowed for the replotting of unsuccessful subdivisions provided that owners, comprising at least 60% total land area, approved. The desired effect was to spur renewed interest, investment, and development into vacant subdivisions across the province. The City of Edmonton obtained 73% of the Capital Hill properties north of MacKinnon Ravine, allowing it to replot this area in 1930. Influenced by the neighbouring Garden City Suburb concept in the adjacent Glenora subdivision, surveyor Reginald H. Cautley, who undertook the replotting scheme, staked out curvilinear roads, establishing the present route of Ravine Drive as well as the block on which the Kennedy Residence would be built. The resulting subdivision was nearly as unsuccessful as Gardiner's original vision: by 1948 there were only 11 privately owned lots, and only a single dwelling erected west of 136 Street along Ravine Drive. While a second replotting scheme for Capital Hill was proposed in 1948 that included blocks 127 to 132 of the adjacent 1911 Glenora subdivision, block 4 of the 1930 Capital Hill replot remained untouched, with the exception of increased frontages of its lots as a result of the 1949 replotting scheme.

The residence was built for its first occupants, John S. and Charlotte W. (née Clement) Kennedy. John Kennedy (1910-1997) was the son of Louis J. Kennedy (1871-1962) a businessman who worked his way up the dry good business to become President and General Manager of Gaults Ltd. and Gaults Alberta Ltd. In 1936, John was married to his first wife, Charlotte Clement on July 4th. Sometime later, John and Charlotte moved to Edmonton where he succeeded his father as General Manager of Gaults Alberta Ltd. The Kennedys only lived in the residence for two short years before moving to Vancouver. In circa 1954 it was sold to Dr. Morris Weinlos and his wife, Merle (née Laskin). Morris Weinlos (1902-1980) studied at the University of Alberta followed by surgery in Pennsylvania, returning to Edmonton in the 1920s to establish a medical practice, the Weinlos Clinic. He was the chief of surgery and staff at Misericordia Hospital until his retirement in 1967 and served on City Council for 11 years. He and his brother Harry – another practicing doctor – were honoured by having a neighbourhood and school named in their honour in southeast Edmonton. Morris and Merle were active Edmonton's Jewish community, Merle hosting events for the B'noth Israel Organization out of their home on Ravine Drive. Merle Weinlos (1920-1994) was also active on the executive committees of the Talmud Torah Mother's Auxiliary, Hadassah, the Council of Jewish Women, and the Beth Israel Sisterhood. Following Morris' death in 1980, Merle continued to occupy the home.

The Kennedy Residence is further valued as an intact, well-crafted and highly innovative example of Modern home design incorporating Contemporary style elements in the Glenora neighbourhood. The house was designed by Winnipeg-based architect Arthur J. Donahue (1917-1996) and built at a cost of $35,000. Born in Regina, Donahue had an early aptitude for design and studied architecture at the University of Minnesota followed by Harvard's Graduate School of Design, the first Canadian to do so. In 1947 he was recruited by the School of Architecture at the University of Manitoba. After designing his own home, Donahue designed several Modern-style homes throughout the Winnipeg area. In addition to his architectural accomplishments, Donahue is also remembered for having created the Winnipeg Chair (also known as the Canadian Coconut Chair) with the assistance of his students at the University of Manitoba. His training and interest in Modern architectural styles is apparent in his design for the Kennedy Residence. The Modern style was imported from Europe,

	where architects like Le Corbusier were experimenting with new forms in a total departure from the revival movements of the early 20th century. The modern Contemporary style was intended to be independent of existing cultural traditions, a response to the conflict of the First World War. Building innovations allowed architects more freedom to explore asymmetrical designs and larger windows, such as the floor-to-ceiling window wall found on the Kennedy Residence. The residence's lack of ornamentation and single material cladding are also examples of Contemporary style. The original plan of the Kennedy Residence was drawn from Marcel Breurs Post-war bi-nuclear plan that separated private sleeping spaces from public living spaces divided by a courtyard. The Kennedy Residence also borrowed Breur's concept of incorporating stone work as an architectural element, with its prominent fireplace in the living room visible from the street. The shed-roof portion of the roofline expresses Donahue's exceptional grasp of the Modern style is this element is generally associated with later Modern styles post 1970s. With its lack of ornamentation, sleek design and open concept that invites the viewer into the home, the Kennedy Residence is an excellent example of Modern design.
Character Defining Elements	Key elements that define the heritage character of the Kennedy Residence include, but are not limited to its: – south facing orientation located on a large corner lot along Ravine Drive, overlooking MacKinnon Ravine; – generous setback from the road; property abuts sidewalk without boulevard; paved alleyway to the north; – landscape elements such as its: private yard featuring coniferous and deciduous trees; decorative plants and shrubs; open courtyard enclosed by fenced side yard; – form, scale and massing as expressed by its: single-storey height with irregular-shaped footprint; flat roof with flush eaves and aluminum fascia; shed roof portion angled towards front entrance; slight roof overhang over front elevation; – wooden-frame construction as expressed by its: vertical board siding; wooden fascia; concrete foundation; internal stone chimney and fireplace; – Modern (Contemporary) style elements as expressed by its: low, horizontal profile; use of single exterior cladding material; lack of ornamentation around windows; floor to ceiling window openings on front elevation; clipped eaves;

	division of public and private living space; open courtyard; fieldstone chimney; and – original fenestration elements including: floor to ceiling window openings on front elevation; triple assembly windows with 1-over-1 wooden-sash hopper on front elevation; 1-over-1 wooden-sash window with hopper in courtyard.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1952, the Kennedy Residence is valued for its association with the continued development of the Glenora neighbourhood with the replotting of the Capital Hill area **(Theme – Pioneer Farms to First Suburbs)**. The Kennedy Residence is further valued as an intact, well-crafted and distinctive example of Modern home design incorporating Contemporary style elements **(Theme – Architecture and Design).**
Period of Significance	1952
Chronology of Alterations	**1986-1997** • Attached garage converted into living space with additions added to north and east elevations, including carport opening onto east street • Front entrance relocated from east elevation to south elevation • Decorative pergola added on south elevation
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable While there have been additions made to the east and north elevations, the overall design of the residence has been maintained with a division between open public space and private sleeping space. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of MacKinnon Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable Even with later additions and modifications, the building's original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged.

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	Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Kennedy Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in good condition with a high degree of its original fabric intact. The general form has been maintained even as the eastern portion of the building was filled in and a carport installed. This necessitated the reorientation of the front door from the east to the south elevation. The original garage was converted into living space and an addition built next to it on the rear of the house. The decorative pergola at the front entrance is a later addition while the floor-to-ceiling window wall and stone fireplace are original character elements. – Roof: The roof structure and the roof cover, asphalt shingles, are in good condition; both the flat roof and shed portion are original elements. – Roof elements: The flush eaves are intact and the wooden fascia along the slight projection on the front elevation are original. – Foundation: The condition of the foundation could not be assessed. – Cladding: The original vertical board cladding is in good condition with only minor paint loss. – Windows: The home retains its original window openings, including the floor-to-ceiling window wall and triple assembly window on the front elevation; the reeded glass sidelights bordering the front entrance are a later addition; – Doors: The vertical board front door is a later addition. The front entrance was original located on the east elevation but it has been filled in. – Chimneys: The internal fieldstone chimney is in good condition. – Decorative elements: As a Modern style home, there are limited decorative elements on the exterior. The decorative pergola is a later addition and not original. – Porches: The slight overhang on the front elevation is original, but it was not original a porch as the entrance was located on the east elevation.

	– Garage: The original attached garage opening onto the alley to the north has been filled in and repurposed as living space; a new attached garage has been installed, opening onto the street to the east.

City of Edmonton
Historic Resource
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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Shlain Residence		
Address	13854 Ravine Drive NW		
Neighbourhood	Glenora		
Legal Description	2602HW;3;23		
Geographic Position	53.539683	-113.562545	NAD83
Site Area	837.026		
Contributing resources	n/a		
Date of Construction	1954		
Architectural Style	Modern Contemporary		
Architect	Thomas Groves (Aberdeen & Groves)		
Builder	Benjamin Kurowski		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The Shlain Residence is representative of the	**Style/Design/Construction** The Shlain Residence is also valued as a strong and highly	

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(see attached worksheets)	rapid development of Glenora's Capital Hill community following the its replotting in 1949/1951. **Event/Cultural Practice** **Institution/Person** The Shlain Residence is valued for its association with long-term Capital Hill residents, the Shlain family, and long practicing dentist Dr. Benjamin Noah Shlain.	intact example of Modern Contemporary style residence **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Shlain Residence, looking to the north.
Location	13854 Ravine Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Contextual view of the Shlain Residence showing the landscaping in its front yard.
Location	13854 Ravine Drive NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the associated two-door detached garage of the Shlain Residence, looking to the south.
Location	13854 Ravine Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Obscured view of the west elevation of the Shlain Residence, looking to the north.

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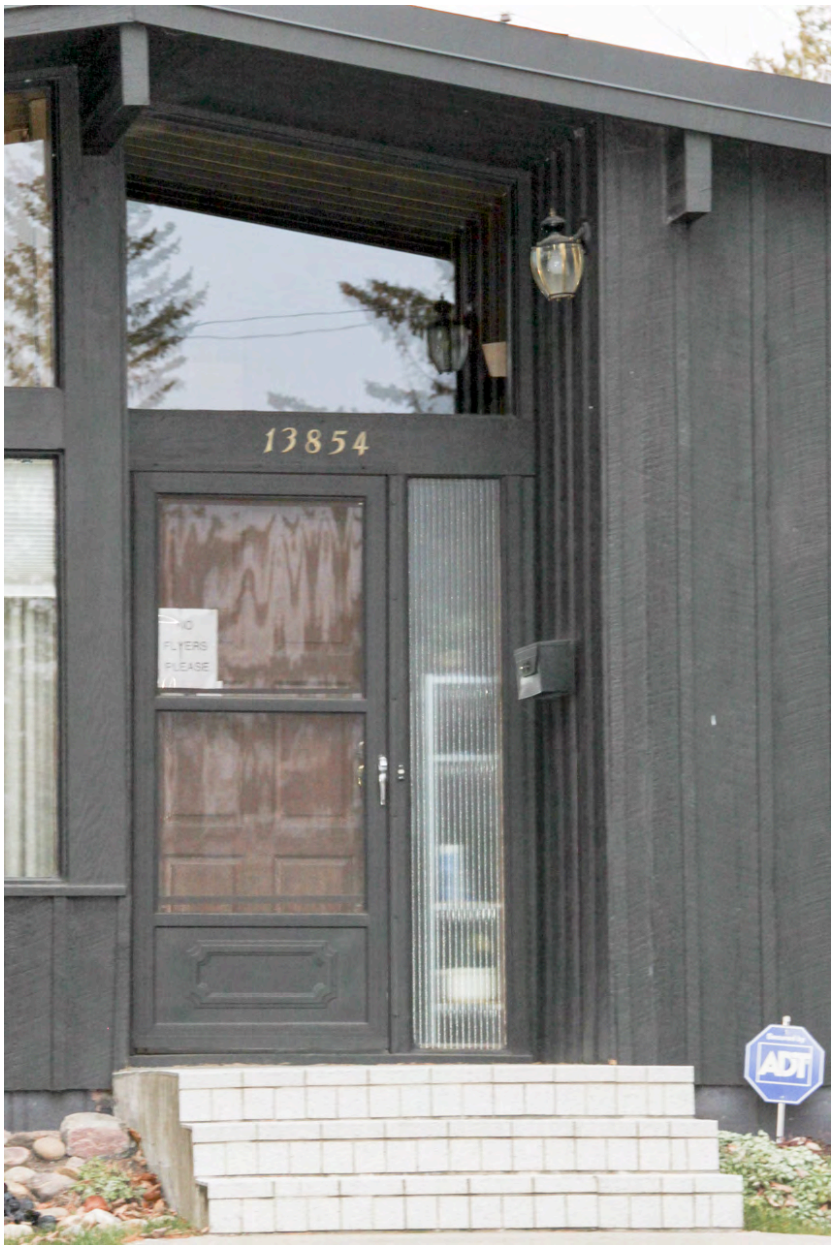
Location	13854 Ravine Drive NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Shlain Residence.
Location	13854 Ravine Drive NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the east-half of the front elevation of the Shlain Residence.
Location	13854 Ravine Drive NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the west-half of the front elevation of the Shlain Residence.
Location	13854 Ravine Drive NW

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Copyright	City of Edmonton
Historic Photo	
Caption	Elliot and Evelyn Neaman, grandchildren of Dr. Benjamin Noah Shlain, in front of the Shlain Residence.
Date	c1970
Photographer	Neaman family
Copyright	Neaman family
Historic Photo	

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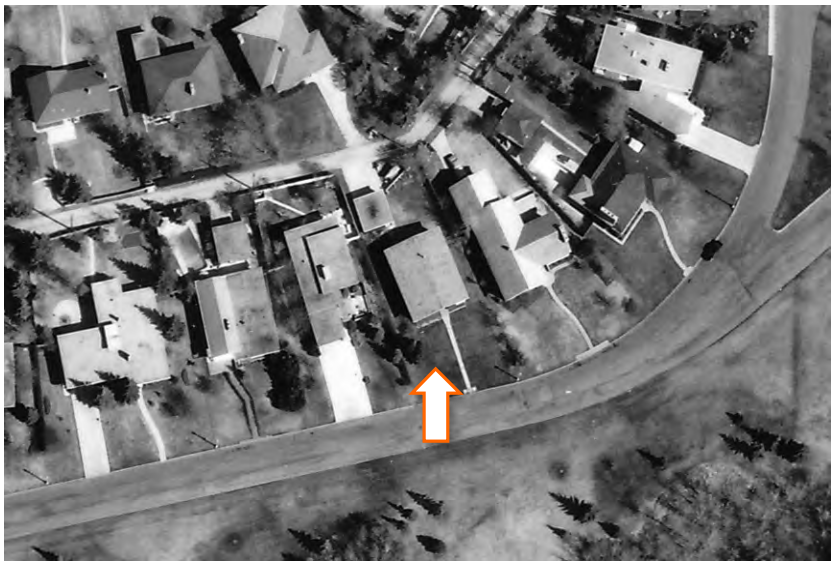
Caption	1954 aerial image of the property on which the Shlain Residence would built upon the same year.
Date	1954
Photographer	Unknown (RS29, Vol. 10, Frame 42)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Shlain Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)

Historic Photo	
Caption	1976 aerial image of the Shlain Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Shlain Residence is valued as representative of the rapid development of Glenora's Capital Hill community following the its replotting in 1949/1951 **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Shlain Residence is further valued for its association with long-term Capital Hill residents, the Shlain family, and long practicing dentist Dr. Benjamin Noah Shlain (1902-1984) **(Person Value)**. The Shlain Residence is also valued as a strong and highly intact example of modern Contemporary style residence **(Theme Value – Architecture and Design)**.
Era of	Development Era

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Development (please select one)	☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Shlain Residence is an elegantly crafted Modern-style residence situated on Ravine Drive NW overlooking the MacKinnon Ravine in Edmonton's Glenora neighbourhood. The residence is a component of a collection of Mid-century dwellings and is identifiable by its rectangle-plan, low-pitch front-gabled roof with exposed beams, combination of board-and-batten wooden cladding and glazed curtain wall, recessed front entry, and substantial internal chimney.
Heritage Value	The Shlain Residence is valued as representative of the rapid development of Glenora's Capital Hill community following the its replotting in 1949/1951. This area of Glenora, south of 101 Avenue NW between 142 Street NW and 135 Street NW, was originally owned and subdivided by John B. Gardiner in 1907. At the time of the subdivision, only a handful of lots sold, all of which were located on land south of MacKinnon Ravine. The lack of sales and the economic conditions leading into the First World War, which contributed to the 1914 real estate collapse ended Gardiner's plans for his Capital Hill community. Alberta's 1929 *Town Planning Act* permitted the re-plotting of subdivisions that failed to be developed. This was done to garner new interest and investment in the neighbourhood. However, re-plotting a subdivision could only be undertaken if the owners of at least 60% of the total land area of the subdivision approved of the re-plotting. The City's acquisition of 73% of the properties situated north of MacKinnon Ravine, allowed for this portion of Capital Hill to be replotted in 1930. Influenced by the 1911 Glenora subdivision's Garden City Suburb, Capital Hill surveyor Reginald H. Cautley, staked out curvilinear roads instead of the typical gridiron plan, thus integrating the neighbourhood within the natural setting. Unfortunately few lots sold as a result of the 1930 re-plotting with only 11 lots purchased and a single residence constructed by 1948. Given the lack of development, a second replotting scheme for Capital Hill was proposed in 1948. The replotting also included blocks 127 to 132 of the adjacent 1911 Glenora subdivision, and also resulted in increased frontages of block 4 lots. The lot the Shlain Residence was constructed on was the result of this final re-plotting that resulted in a proliferation of construction between1952-1954 The Shlain Residence is further valued for its association with long-term Capital Hill residents, the Shlain family, and long practicing dentist Dr. Benjamin Noah Shlain (1902-1984). Benjamin Shlain

	emigrated from Russia with his parents and two sisters in 1906. The family settled in Winnipeg, Manitoba, where his father worked as a baker, and a third daughter was born. Benjamin pursued a career in dentistry, studying at the University of Toronto (1923) and the University of Chicago (1933). Upon returning to Canada, he established a practice in Mundare, Alberta. He had married Evelyn (nee Levin) in 1930 in Seattle, Washington. The couple would have one child together, Leah. Although more children were desired, Evelyn passed away during the birth of their second child. Remaining a widower, he moved to Edmonton 1936 and established a dental practice in the Tegler Building. Dr. Shlain would become one of Edmonton's longest practicing dentists and played a critical role in the development of a continuing education program in dentistry through the University of Alberta. The extant residence is the second home on Ravine Drive Dr. Shlain had constructed; the first, 13878 Ravine Drive, was built in 1951. The Shlain Residence is also valued as a strong and highly intact example of a Modern Contemporary-style residence. This style of architecture is characterized by scenic sites, integration of the residence within its surrounding environment, low-pitched gabled roofs with widely overhanging eaves, windows in gable ends, recessed entries, and the use of natural, yet modern, building materials frequently used in uninterrupted broad spans. The Contemporary style emerged following the Second World War and was influenced by the Modern architectural movement as well as the Trend House Program in Canada and the Case Study Houses in the United States. The Shlain Residence exemplifies this unique style through its single-storey massing, rectangle-plan, low-pitched roof with exposed beams and wide eaves, abundance of windows on gable ends, recessed entry, large chimney, and use of natural building materials.
Character Defining Elements	Key elements that define the heritage character of the Shlain Residence include, but are not limited to its: – location on Ravine Drive, in the Edmonton neighbourhood of Glenora; – siting on a rectangle-shaped lot with deep setback from the street; – form, scale, and massing as expressed by its: one-storey height; rectangle-shaped plan; front-gabled roof; – wooden-frame construction including: concrete foundation;

	wooden board-and-batten cladding; – Contemporary-style elements such as: massing; low-pitched roof with exposed beams, wide eaves; windows at gable ends tight to eaves; recessed entry; large chimney; natural building materials; – original fenestration such as: fixed single-light windows with fixed clerestory windows following the roof slope; asymmetrical window with fixed upper sash and sliding lower sash; slightly off-centre entry recessed with six-panel wooden door with single reed glass sidelight; and – additional element such as: substantial internal chimney; one-storey flat roof double car garage with wooden board-and-batten cladding.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… The Shlain Residence is valued as representative of the rapid development of Glenora's Capital Hill community following the its replotting in 1949/1951 **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Shlain Residence is further valued for its association with long-term Capital Hill residents, the Shlain family, and long practicing dentist Dr. Benjamin Noah Shlain (1902-1984) **(Person Value)**. The Shlain Residence is also valued as a strong and highly intact example of modern Contemporary style residence **(Theme Value – Architecture and Design)**.
Period of Significance	1950s
Chronology of Alterations	2016 • Front pathway and steps redone. Brick planter removed. Unknown Date • Screen door added. • Asphalt shingles applied to chimney.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The house has not moved. Design ☒ Yes ☐ No ☐ Not Applicable The design of the house has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The house retains its residential neighbourhood setting. Materials ☒ Yes ☐ No ☐ Not Applicable Its historic fabric is intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of craftsmanship is evident by its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The house retains is historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable

	The house is still used as a residence.
Statement of Integrity	The Shlain Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The Shlain Residence is in exceptional condition with a high degree of integrity. - Foundation: The concrete foundation was not observable. - Cladding: The wooden board and batten siding is in good condition with no missing or rotted elements noted. The presence of paint failure was also not detected. - Roof: The roof exhibits no sagging or bulges. There are no missing or split shingles noted. Gutters are present and well anchored. Rainwater leaders are present and directed away from the house. - Roof elements: Bargeboards are intact and original with no areas of rot noted. - Windows: The home retains its original windows on the front facade. Those windows on the side and rear façade were not visible from the street to assess their materiality or condition. - Doors: The wooden front door is original and in good condition. - Chimney: The large internal chimney does not appear to be leaning. Asphalt shingles have been used to cover the original chimney finish. - Garage: The garage is in very good condition with no rot, paint failure, or missing elements detected.

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Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Michaelchuk Residence		
Address	13858 Ravine Drive		
Neighbourhood	Glenora		
Legal Description	2602HW;3;24		
Geographic Position	53.539650	-113.562836	NAD83
Site Area	845.086 m^2		
Contributing resources	n/a		
Date of Construction	1965		
Architectural Style	Modern		
Architect	Unknown		
Builder	Unknown		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as a unique and intact example of the Modern home	

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(see attached worksheets)	replotting of the Capital Hill	design
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption	View of the front elevation of the Michaelchuk Residence, looking to the north.
Location	13858 Ravine Drive NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the front elevation of the Michaelchuk Residence, looking to the north.
Location	13858 Ravine Drive NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the pergola at the main entrance of the Michaelchuk Residence on the front elevatic
Location	13858 Ravine Drive NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the assembly of fixed windows on the front elevation of the Michaelchuk Residence.
Location	13858 Ravine Drive NW
Copyright	City of Edmonton
Image 5 Description	
Caption	View of the west elevation of the Michaelchuk Residence, looking to the northeast.
Location	13858 Ravine Drive NW
Copyright	City of Edmonton

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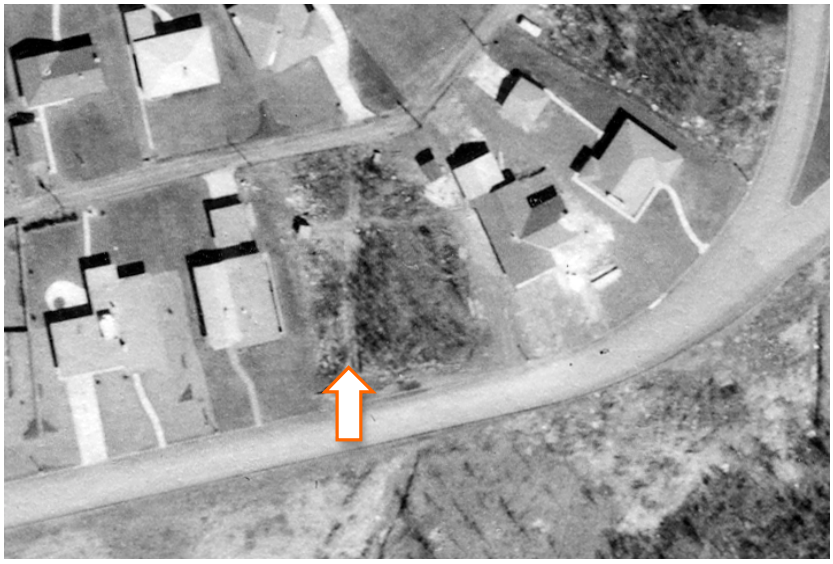
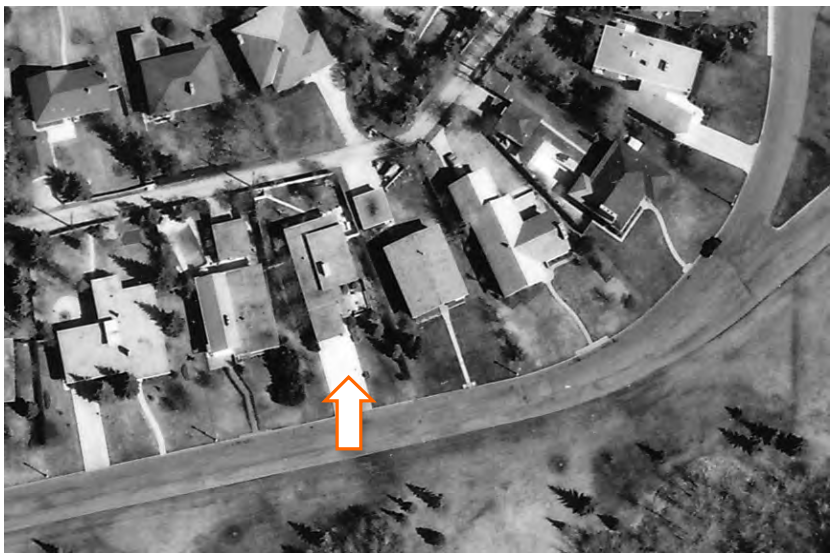
Image 6 Description	
Caption	Detail of internal brick chimney with concrete cap on the Michaelchuk Residence.
Location	13858 Ravine Drive NW
Copyright	City of Edmonton
Image 7 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of projecting ceiling joists on the east elevation of the Michaelchuk Residence.
Location	13858 Ravine Drive NW
Copyright	City of Edmonton
Historic Photo	
Caption	1954 aerial image of the property on which the Michaelchuk Residence would be built upon.
Date	1954
Photographer	Unknown (RS29, Vol. 10, Frame 42)
Copyright	City of Edmonton Archives

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1965 aerial image of the Michaelchuk Residence, showing it under-construction.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Michaelchuk Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1965, the Michaelchuk Residence is valued for its association with the replotting of the Capital Hill (**Theme – Pioneer Farms to First Suburbs).** The Michaelchuk Residence is also valued as a unique and intact example of Modern home design **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☒ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1960s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Michaelchuk Residence is located on Ravine Drive, east of 142 Street in Edmonton's residential neighbourhood of Glenora. The house is deeply setback from the street and has a manicured lawn with both coniferous and deciduous trees along with other decorative vegetation spaced throughout. A concrete and paving brick driveway open onto the front street provides access to the attached double car garage, set prominently at the front of the house. The residence is a one-storey, irregular-plan house with a long façade and flat roof. The front entrance is deeply recessed into the side of the building, partially obscured by an open wooden pergola. Floor to ceiling windows occupy a generous portion of the front façade.
Heritage Value	The Michaelchuk Residence, built in 1965, is valued for its association with the continued development of the Glenora neighbourhood with the replotting of the Capital Hill neighbourhood, a Mid-century subdivision which developed in a five-year period from 1949 to 1954. This area was originally subdivided in 1907 from the land holdings of Ontario-born John B. Gardiner, which extended south to Mackenzie Ravine. Only a handful of lots were sold, all south of the MacKinnon Ravine, and the real estate collapse of 1914 ended Gardiner's ambitions for his upscale Capital Hill community. Alberta's 1929 Town Planning Act allowed for the replotting of unsuccessful subdivisions provided that owners, comprising at least 60% total land area, approved. The desired effect was to spur renewed interest, investment, and development into vacant subdivisions across the province. The City of Edmonton obtained 73% of the Capital Hill properties north of MacKinnon Ravine, allowing it to replot this area in 1930, establishing the present route of Ravine Drive. The resulting subdivision was nearly as unsuccessful as Gardiner's original vision: by 1948 there were only 11 privately owned lots, and only a single dwelling erected west of 136 Street along Ravine Drive. A second replotting scheme was proposed in 1948 that included blocks 127 to 132 of the adjacent 1911 Glenora subdivision. Between 1949 and 1951, the City acquired the few privately owned parcels to once again replot the area. The new subdivision, staked by surveyor Alexander G. Stewart, drew upon concepts of the adjacent historic Garden City Suburb in Glenora, as well as the more contemporary Neighbourhood Unit which was advocated by Noel Dant, Edmonton's new Town Planner. The effort proved fruitful and by

	1954, coupled with the Post-war boom, nearly the entire Capital Hill area had been developed. It was during this period of rapid suburban growth that the Michaelchuk Residence was built. The Michaelchuk Residence was built after this boom period for its first owners, William (1917-1966) and Mary Michaelchuk (1914-1997), along with their two sons, Dennis and Kenneth. William (Bill) Michaelchuk grew up in what is now Lamont County and attended high school in Edmonton before beginning a career in accounting. During the Second World War, he worked as an auditor for the Government of Canada in Ottawa and Montreal. Returning to Edmonton he opened his own business, Academy Investment and Insurance Ltd. in 1954. The family's time in the home was short-lived as William died a year after it was built at the age of 49. A year later, Mary and her sons moved out, and the residence was purchased by George and Marion Barr in circa 1970. George (1916-1999) served as the Managing Director with the Alberta Hotel Association. By 1974 he was the Executive Vice-President of the organization, a position in which he continued in until his retirement in 1986. Marion (1919-2008) supported her husband in his work and was also an avid traveler and painter. The Michaelchuk Residence is further valued as an intact, well-crafted and distinctive example of the Modern home design in Capital Hill. This architectural style is characterized by its boxy massing, flat roof, unornamented surfaces and windows, single material cladding with variations in texture profiles, and floor to ceiling windows along the front elevation. A deeply recessed front door is screened by a unique post-and-beam pergola flanking the east façade of the garage. Unique to the later Modern style is the integration of the garage as a prominent element of the house's design, and reflects the rising importance of the automobile in Post-war society. Influenced by the theory of Internationalist architect, Le Corbusier, the Modern house was seen as a "machine for living" with stripped away ornamentation, where functionality was given prime importance.
Character Defining Elements	Key elements that define the heritage character of the Michaelchuk Residence include, but are not limited to its: - south facing orientation located on Ravine Drive east of 142 Street, overlooking MacKinnon Ravine; - generous setback from drive; property abuts sidewalk

	without boulevard; paved alleyway to the north; - landscape elements such as its: private yard featuring coniferous and deciduous trees; decorative plants and shrubs; decorative light post with address sign; fenced backyard - form, scale and massing as expressed by its: single-storey height with irregular footprint; flat roof with shallow eaves and wide fascia; - wooden-frame construction as expressed by its: vertical board siding; post-and-beam pergola; concrete foundation; - Modern style elements as expressed by its: low, horizontal profile with flat roof and exposed beams; use of single exterior cladding material; lack of ornamentation around windows; floor to ceiling windows on front elevation; pergola leading to modest front entryway; attached garage opening onto street prominently situated at front of house; large square internal painted brick chimney with wooden cap; - original fenestration elements including: fixed large vertical paned windows on front elevation; sliding aluminum windows along western elevation with plain wooden sills; reeded glass sidelights bordering garage door; and - additional elements including: attached double car garage opening onto street; exterior wall sconce lights with clear sphere covers.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	

Municipal Heritage Planner's Mandatory Documentation

Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1965, the Michaelchuk Residence is valued for its association with the replotting of the Capital Hill (**Theme – Pioneer Farms to First Suburbs).** The Michaelchuk Residence is also valued as a unique and intact example of Modern home design **(Theme – Architecture and Design).**
Period of Significance	1965
Chronology of Alterations	Unknown • Garage door replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of MacKinnon Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Michaelchuk Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in very good condition with a high degree of its original fabric intact.

	- Roof: The roof structure is in good condition; the condition or type of roof cover material could not be assessed - Roof elements: The aluminum flashing over the original wooden fascia is in good condition. - Foundation: The foundation material was not visible and could not be assessed. - Cladding: The original vertical board siding is in good condition without any signs of wear or damage. - Windows: The floor to ceiling windows along the front elevation are in good condition; the reeded glass sidelights on the garage are in good condition; windows along the western elevation are original. - Front entrance: The post-and-beam pergola is in good condition; condition front door could not be assessed. - Chimney: The internal brick chimneys is good condition; a wooden cap has been added and it has been painted. - Garage: The attached double garage is in good condition with the garage door replaced; concrete and paving brick driveway showing signs of age with weed growth.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Podersky Residence		
Address	13874 Ravine Drive		
Neighbourhood	Glenora		
Legal Description	2602HW;3;27,28		
Geographic Position	53.539497	-113.563995	NAD83
Site Area	1,268.31m^2		
Contributing resources	n/a		
Date of Construction	1953		
Architectural Style	Modern		
Architect	Unknown		
Builder	Michael Stashko		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as an excellent and intact example of the Contemporary	

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(see attached worksheets)	replotting of the Capital Hill. **Event/Cultural Practice** **Institution/Person**	Modern architectural style **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption	View of front elevation of the Podersky Residence, looking to the northwest.
Location	13874 Ravine Drive NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Detail of the southeast corner of the Podersky Residence, showing its multi-assembly windows, wide wood fascia, and window canopy on its east elevation.
Location	13874 Ravine Drive NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the attached garage of the Podersky Residence on its southwest corner.

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Location	13874 Ravine Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of fieldstone planter along the front elevation of the Podersky Residence.
Location	13874 Ravine Drive NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	Detail of the main entrance on the front elevation of the Podersky Residence.
Location	13874 Ravine Drive NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of interior fieldstone veneer chimney, with concrete cap, on the Podersky Residence.
Location	13874 Ravine Drive NW
Copyright	City of Edmonton

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Historic Photo	
Caption	1954 aerial image of the Podersky Residence.
Date	1954
Photographer	Unknown (RS29, Vol. 10, Frame 42)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Podersky Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Podersky Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1953, the Podersky Residence valued for its association with the replotting of the Capital Hill (**Theme – Pioneer Farms to First Suburbs).** The Podersky Residence is also valued as an excellent example of the Contemporary Modern home style **(Theme – Architecture and Design).**
Era of Development	Development Era ☐ Pre 1850

Municipal Heritage Planner's Mandatory Documentation

(please select one)	☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Podersky Residence is located on Ravine Drive, east of 142 Street in Edmonton's residential neighbourhood of Glenora. The house is deeply setback from the street and has a manicured lawn with both coniferous and deciduous trees along with garden features. A brick-lined driveway accessible from the street provides access to the single vehicle attached garage. The residence is a one-storey, irregular-plan house with a long façade and flat roof. There is a deep roof overhang along the front façade with support posts anchored into a retaining wall. A fieldstone internal chimney is centred in the roof.
Heritage Value	The Podersky Residence, built in 1953, is valued for its association with the development of the historic Capital Hill subdivision, a section now part of the Glenora neighbourhood. This area was originally subdivided in 1907 from the land holdings of Ontario-born John B. Gardiner, which extended south to Mackenzie Ravine. Only a handful of lots were sold, all south of the MacKinnon Ravine, and the real estate collapse of 1914 ended Gardiner's ambitions for his upscale Capital Hill community. Alberta's 1929 Town Planning Act allowed for the replotting of unsuccessful subdivisions provided that owners, comprising at least 60% total land area, approved. The desired effect was to spur renewed interest, investment, and development into vacant subdivisions across the province. The City of Edmonton obtained 73% of the Capital Hill properties north of MacKinnon Ravine, allowing it to replot this area in 1930, establishing the present route of Ravine Drive. The resulting subdivision was nearly as unsuccessful as Gardiner's original vision: by 1948 there were only 11 privately owned lots, and only a single dwelling erected west of 136 Street along Ravine Drive. A second replotting scheme was proposed in 1948 that included blocks 127 to 132 of the adjacent 1911 Glenora subdivision. Between 1949 and 1951, the City acquired the few privately owned parcels to once again replot the area. The new subdivision, staked by surveyor Alexander G. Stewart, drew upon concepts of the adjacent historic Garden City Suburb in Glenora, as well as the more contemporary Neighbourhood Unit in which Noel Dant, Edmonton's new Town Planner, advocated. The effort proved fruitful and by 1954, coupled with the Post-war boom, nearly the entire Capital Hill area had been developed. It was during this period of rapid suburban growth that the Podersky Residence was built.

	The residence was built for Louis and Anna Podersky by local contractor Michael Stashko at a cost of $20,000. Stashko was actively involved with the Capital Hill re-development, building several homes along Ravine Drive and St. George's Crescent in the early 1950s. Louis (1893-1976) immigrated as an infant with his family from Chicago to the Lacombe area. At 12-years old, he left for Edmonton where he worked as a drayman, transporting furniture from the train station. Louis began operating a furniture auction house and in 1912, a used furniture store on Nanaimo Avenue. In 1915, he and Anna Pollack (1895-1989) married and they would go on to have four children together. Louis later bought Greenfield's Furniture Exchange on 98 Street and Jasper Avenue, renaming it Podersky Furniture Exchange. His enterprise grew and he began selling new furniture, renaming his venture Crescent Furniture. In 1934, the business expanded into a four-storey commercial building along 101 Street. Louis continued to expand his dealing in the furniture business, eventually passing it along to his son, Daniel who sold it in 1972. The Podersky Residence was sold in circa 1975 shortly before Louis' death. Al Osten took possession shortly afterwards and continued to occupy the residence throughout the 1980s. The Podersky Residence is further valued as an intact, well-crafted and distinctive example of the Contemporary Modern home style in Capital Hill. This style of architecture is characterized by houses designed with long, linear profiles, flat roofs, single storey massing and use of natural materials such as wood and stone that integrate the building into the natural environment. Additional Contemporary elements found in the Podersky Residence include its wide overhanging eaves, recessed front entrance and extended roof overhang. The attached garage, sited prominently in the design reflects the shift to automobile culture that reigned in the Post-war climate. This form evolved with the spread of North American suburbanization in greenfield areas like Capital Hill where larger plots of land were available, along with an increased emphasis on interior space over external presentation.
Character Defining Elements	Key elements that define the heritage character of the Podersky Residence include, but are not limited to its: – south facing orientation located on Ravine Drive east of 142 Street, overlooking MacKinnon Ravine; – generous setback from road; property abuts sidewalk

	without boulevard; paved alleyway to the north; – landscape elements such as its: private yard featuring coniferous and deciduous trees; decorative plant garden; flower planter atop retaining wall; angled paving brick walkway to front entrance; – form, scale and massing as expressed by its: single-storey height with long, irregular footprint; flat roof with overhanging eaves and wide, horizontal wooden fascia board; – wooden frame construction as expressed by its: wide, board-and-batten siding; roof overhang along front elevation supported by metal posts; – masonry construction as expressed by its: fieldstone retaining wall along front elevation; internal fieldstone chimney; paving brick driveway and front walkway; Spanish tile front steps – Contemporary style elements as expressed by its: low, horizontal profile; overhanging eaves; use of natural wood and stone materials; recessed entryway; roof overhang along front elevation; integration of garage into design; and – original fenestration elements including: ribbon wooden-sash windows in wooden frames; metal awning over windows on east elevation; rectangle window openings with wood frame; reed glass sidelight next to front entrance; oversized wooden front door with no light.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	

Municipal Heritage Planner's Mandatory Documentation

Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1953, the Podersky Residence valued for its association with the replotting of the Capital Hill (**Theme – Pioneer Farms to First Suburbs).** The Podersky Residence is also valued as an excellent example of the Contemporary Modern home style **(Theme – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	Unknown • Lower sashes on windows on front elevation replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of MacKinnon Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Podersky Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in very good condition with a high degree of its original fabric intact.

	• Roof: The roof structure is in good condition; the condition or type of roof cover material could not be assessed. • Roof elements: The horizontal wooden fascia is in good condition; there are no signs of slumping with the roof overhang along the front elevation. • Foundation: The foundation material was not visible and could not be assessed. • Cladding: The original board-and-batten siding is in good condition without any signs of wear or damage. • Windows: The home retains all its original window openings and most sashes; the lower sashes on the windows along the front elevation have been replaced but the frame, mullion, and external trim is original. • Front entrance: The reeded glass sidelight and tile steps are in good condition; the two panel wooden front door appears in good condition. • Chimneys: Internal stone chimneys is good condition, no signs of material or mortar loss. • Decorative elements: The stone retaining wall is in good condition; yard and trees are well maintained. • Garage: The attached front garage is in good condition with the garage door replaced, as is the paving brick driveway.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Dittrich Residence		
Address	13882 Ravine Drive NW		
Neighbourhood	Glenora		
Legal Description	2602HW;3;30		
Geographic Position	53.539561	-113.564666	NAD83
Site Area	859.8m²		
Contributing resources	n/a		
Date of Construction	1953		
Architectural Style	Modern Bungalow		
Architect	Unknown		
Builder	Unknown		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as an intact example of the high-	**Style/Design/Construction** Possesses heritage value as a substantial, well-constructed and	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	end homes built in Capital Hill, a Mid-century subdivision which completely developed in a five-year period. **Event/Cultural Practice** **Institution/Person**	high quality example of a Modern Bungalow in Capital Hill. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View the front (left) and east (right) elevations of the Dittrich

Municipal Heritage Planner's Mandatory Documentation

	Residence, looking to the north.
Location	13882 Ravine Drive NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View the front elevation of the Dittrich Residence, looking to the north.
Location	13882 Ravine Drive NW
Copyright	City of Edmonton
Image 3 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the double garage of the Dittrich Residence from the alleyway, looking to the southeast.
Location	13882 Ravine Drive NW
Copyright	City of Edmonton
Image 4 Description	
Caption	The east elevation of the Dittrich Residence, looking to the north.

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Location	13882 Ravine Drive NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entrance on the front elevation of the Dittrich Residence.
Location	13882 Ravine Drive NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Historic Photo	
Caption	1954 aerial image of the Dittrich Residence.
Date	1954
Photographer	Unknown (RS29, Vol. 10, Frame 42)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Dittrich Residence.

Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Dittrich Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Dittrich Residence, an upscale Modern Bungalow built 1953, is valued as a well-preserved example of the high-end homes built in the Mid-century subdivision of Capital Hill, which developed rapidly from 1949 to 1954 **(Theme Value – Capital Hill, a Mid-century subdivision).** The 1953 Dittrich Residence is a substantial, well-constructed and high quality example of a Mid-century Modern Bungalow in Capital

Municipal Heritage Planner's Mandatory Documentation

	Hill **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1953 Dittrich Residence is a low-profile, one-storey, Modern Bungalow with a low-hipped roof and a large, projecting cross-hipped west bay. The home is clad in wide-lapped wooden siding and features picture windows and decorative flagstone masonry on the full-width front planters and wide chimneys. The home is situated on a large, deep 859.8 square metre lot fronting Ravine Drive, a curvilinear scenic road and residential street, with many homes of the same period, landscaped front yards and mature street trees. The residence is located in the southwest part of the inner city residential community of Glenora known as Capital Hill, across from the MacKinnon Ravine and three lots east of 142 Street, a busy traffic route and the western boundary of Glenora.
Heritage Value	The Dittrich Residence, an upscale Modern Bungalow built in 1953, is valued as a well-preserved example of the high-end homes built in the Mid-century subdivision of Capital Hill, which developed rapidly from 1949 to 1954. Its low, horizontal, single-storey profile with low-hipped roof, wide overhanging eaves and large picture windows illustrates the emerging house form which would become dominant in Alberta by the late 1950s. The land where the house is situated was originally subdivided in 1907 as the 'Capital Hill' grid-iron subdivision from the land holdings of Ontario-born developer John B. Gardiner. His subdivision did not materialize following the real estate collapse in 1914 and by 1930, only a few dwellings were built, with no construction occurring north of MacKinnon Ravine. To alleviate this lack of development, Alberta's 1929 Town Planning Act enabled the 'replotting' of older, unsuccessful subdivisions where 60% of owners approved. The City having acquired 73% of the area north of the MacKinnon Ravine re-plotted the neighbourhood in 1930 developing present day Ravine Drive and no building zoned on the south side of the road. By 1948 with still no development, further re-plots were undertaken to add more curving roads which followed the contours of the terrain, and which were centred east-west on two parks, a large natural area in the ravine and a small green space. This time the replots were successful: the 1949 eastern re-plot was built out within three years and the western part, Plan 2602HW, where the Dittrich Residence is located, fully built out by 1954. In July 1951, Ernest (aka Ernst, circa 1903-1965) and Nelly Dittrich obtained a permit to build a large, upscale residence (estimated at $25,000) on a deep lot along Ravine Drive. The Dittrich Residence is also significant as a substantial, well-

	constructed and high quality example of a Mid-century Modern Bungalow in Capital Hill. The home demonstrates the modern trends of this Mid-century style towards a low, horizontal profile which is enhanced by the low-pitched roofline, deep eaves, horizontal wood siding and low full-width planters. Its very large picture windows permit a bright interior and views to the ravine. High quality elements of the Dittrich Residence include the flagstone chimneys and planters, notable in an era when standardized, factory-made materials were becoming the norm. The home shows distinctive styling with its prominent projecting cross-hipped west bay with large picture window 'framed' by the flagstone of the chimney and planter. By 1953 the Dittrichs had moved into the home and became its long-term residents for at least four decades. Ernest's father Joseph, a tailor who had emigrated from Berlin in 1896, established his clothing business in 1898 and in 1909 opened the Dittrich Men's Shop on Jasper Avenue (later moved to 10164 101 Street). After his father's retirement in 1931 Ernest took over the store, and, while living in the home, was its president. He was also active in the Edmonton Lion's Club and Fish and Game Association. Nelly (nee Torgness, 1909-2004) had emigrated from Norway in 1927 at age 18. After her husband's death in 1965, Nelly became president of the store until her retirement when she continued to live in the home until at least the late 1980s. Her obituary would indicate that the Dittrich Residence was well cared for by Nelly, stating that 'her life, home and garden were always in perfect order'.
Character Defining Elements	The key elements that define the heritage character of the Dittrich Residence include, but are not limited to its: - setting on a curving scenic drive and residential street with mature deciduous street trees, and many other homes of the same period; - location and orientation on a large, deep lot and setbacks on all sides; very deep setbacks from the street; location facing southwest onto Ravine Drive across from treed grassy strip overlooking the MacKinnon Ravine natural area above the North Saskatchewan River; - landscape elements including: deep lot with landscaped setbacks; landscaped beds and mature hedge; - form, scale and massing as expressed by its: one-storey, square plan with large projecting hip-roofed bay on west front façade and small, original, hipped roof rear extension; low-pitched roof with hip on front façade and wide gable on rear façade; moulded bargeboards and rectangular louvre in the gable; deep projecting eaves;

	- construction materials including: nailed wooden-frame structure; wide, horizontal lapped wood siding; concrete foundation; flagstone planters and chimneys; wooden windows and trim; - Modern Bungalow-style details such as its: low, horizontal profile; low-pitched roofline with deep overhanging eaves; simple, clean design; large picture windows; horizontal siding; low, full-width flagstone decorative planters; wide, flagstone chimneys, one internal and one external; - original fenestration including: large picture windows with fixed wooden picture windows; triple assembly with fixed sash flanked by 1-over-1 single-hung wooden sash window, and single assembly 1-over-1 wooden sash window on the main storey; 12-light horizontal fixed wooden window at basement level; plain wooden window trim and sills; wooden door with three diamond-shaped panels; reeded glass side-lights; plain and moulded wooden door trim; and - additional exterior architectural details including: original detached garage with low-pitched gable roof with projecting eaves, lapped-wood siding to match residence; original double assembly of garage doors; open front entry porch where projecting bay meets front façade partially covered by overhanging eaves; concrete steps with Spanish tile.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Dittrich Residence, an upscale Modern Bungalow built 1953, is valued as a well-preserved example of the high-end homes built in the Mid-century subdivision of Capital Hill, which developed rapidly from 1949 to 1954 **(Theme Value – Capital Hill, a Mid-century subdivision).** The 1953 Dittrich Residence is a substantial, well-constructed and high quality example of a Mid-century Modern Bungalow in Capital Hill **(Theme Value – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks and views to the MacKinnon Ravine, is intact as is the landscaping of the Dittrich Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: flagstone and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and streetscape has not changed and conveys a strong historical sense of Capital Hill's rapid development period from 1949 to 1954. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with both Capital Hill's Mid-

	century development and Ravine Drive, a notable Edmonton scenic road, has not changed.
Statement of Integrity	The Dittrich Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence is in very good condition with a high degree of its original fabric intact and no major alterations made to the original building. - Roof: the roof structure and the roof cover, asphalt shingles, are in very good condition. - Roof elements: plain wooden fascia on eaves and bargeboards in good condition but moulding is likely new; soffits have been replaced with metal. - Foundation: the concrete foundation is structurally intact; the stucco parging is in good condition. - Cladding: the original lapped wood siding is in very good condition; minor paint failures on the garage. - Windows: the home retains all its original window openings, and windows apart from vinyl replacements on the east facades; window sashes and trim in good condition; metal cladding has been applied to the picture window sashes. - Doors: the home retains its original wooden front door and sidelights, both in very good condition; the external metal storm door has been added. - Chimneys: both are in good condition, some mortar loss on external flagstone chimney; some mortar loss and missing stone in internal chimney. - Decorative elements: the bargeboards may be replacements; minor missing mortar on flagstone cladding on east planter; - Porches: the front entry porch is in good condition, as are the concrete steps, facing on steps is new with some failures. - Garage: the roof, siding, and original garage loading doors of the original garage are in good condition.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Gaboury Residence		
Address	13618 - 100 Avenue NW		
Neighbourhood	Glenora		
Legal Description	1401HW;1A;12		
Geographic Position	53.540801	-113.557408	NAD83
Site Area	688.651 m^2		
Contributing resources	n/a		
Date of Construction	1952		
Architectural Style	Georgian Revival		
Designer	Ernest E. Litchfield		
Builder	Ernest E. Litchfield / Acadia Homes Ltd.		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Connection with Edmonton architect and contractor, Ernest	

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(see attached worksheets)	continued development of the Glenora neighbourhood with the replotting of the Capital Hill subdivision. **Event/Cultural Practice** **Institution/Person**	Litchfield. Born in Nottingham in 1897, he worked as a painter's apprentice under his father before immigrating to Canada in 1913 Valued as an example of Georgian Revival home design **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Municipal Heritage Planner's Mandatory Documentation

Caption	View of the front elevation of the Gaboury Residence, looking to the north.
Location	13618 - 100 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of the front entrance of the Gaboury Residence, featuring original wood door; sidelights; raised Spanish tile-clad steps with wrought iron railing; a fixed canopy; and engaged columns.
Location	13618 - 100 Avenue NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of bay window on front elevation of the Gaboury Residence. Original windows replaced, but openings remain intact.
Location	13618 - 100 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of gable peak on southeast elevation of the Gaboury Residence, including wood louvre and soffits.
Location	13618 - 100 Avenue NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the exterior chimney on the northwest elevation of the Gaboury Residence.
Location	13618 - 100 Avenue NW
Copyright	City of Edmonton

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Historic Photo	
Caption	1952 aerial image of the property on which the Gaboury Residence would be built upon later in the year.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1954 aerial image of the Gaboury Residence.

Date	1954
Photographer	Unknown (RS29, Vol. 10, Frame 42)
Copyright	City of Edmonton Archives
Historic Photo	
Caption	1965 aerial image of the Gaboury Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)

2. Significance

Summary	Built in 1952, the Gaboury Residence is valued for its association with the continued development of the Glenora neighbourhood with the replotting of the Capital Hill subdivision **(Theme – Pioneer Farms to First Suburbs)**. The Gaboury Residence is also valued for its connection with Edmonton architect and contractor, Ernest Litchfield. Born in Nottingham in 1897, he worked as a painter's apprentice under his

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	father before immigrating to Canada in 1913 **(Theme Value – Architecture and Design)**. The Gaboury Residence is further valued as a late example of Georgian Revival architectural elements **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Gaboury Residence is a two-storey residence located mid-block at a bend in 100 Avenue, south of the 101 Avenue intersection and west of 136 Street in Edmonton's residential neighbourhood of Glenora. The Georgian Revival home is characterized by its long, rectangular footprint, two-storey massing, side gabled roof, symmetrical façade and white, lapped siding. With a generous setback from the street, the front yard features a manicured lawn with a mix of deciduous and coniferous trees as well as decorative plants and shrubs.
Heritage Value	The Gaboury Residence, built in 1952, is valued for its association with the continued development of the Glenora neighbourhood with the replotting of the Capital Hill subdivision during a five- year period from 1949 to 1954. The original 1907 subdivision was registered by Ontario-born developer John B. Gardiner, which extended south to Makenzie Ravine. With the real estate collapse in 1914, Gardiner's vision for his 'Capital Hill' neighbourhood did not materialize; with only a few dwellings were built by 1930. To address such situations, Alberta's 1929 Town Planning Act allowed the 'replotting' of unsuccessful subdivisions provided 60% of the owners approved. With the City having acquired 73% of the Capital Hill section north of MacKinnon Ravine by 1930, it was re-plotted, developing Ravine Drive on which the Gaboury Residence is situated. With still only a handful of lots development by 1948, further replotting schemes were undertaken in 1949 and 1951, adding more curving roads, resulting in an almost complete build-out of the Capital Hill section of Glenora by 1954. It was during this period of rapid suburban growth that the Gaboury Residence was built. The Gaboury Residence was constructed and designed by prominent Edmonton contractor, Ernest E. Litchfield, who at the time, in partnership with Cecil J. Upright and George Coward, had recently incorporated Acadia Homes Ltd. in May 1950. Built as a spec-home by the company, the newly finished house and detached garage were sold to its first residents Joseph Paul Raoul Gaboury (1885-1978) and his wife Rosemary Cecelia Gaboury (1890-1964, nee Gorman). Joseph was formerly a partner in MacCosham-Gaboury Ltd. a real estate company with significant holdings in Edmonton including residential, warehouse and commercial

	properties. It was formed in 1912 as the successor to Alberta Investments Ltd. and its developments included Neralcam, a neighbourhood now entirely occupied by the Bonnie Doon Mall. When the Gabourys moved into the residence, Paul was retired. Rosemary was actively engaged in the church community. For 30 years, she coordinated the spring tea at the O'Connell Institute, a fundraiser for orphans at the Good Shepherd Home. After Rosemary's unexpected death during a holiday in San Rafael, California, Paul remarried widowed Antoinette Shinners (1897-1989) and they continued to reside in the residence until Paul's death in 1978. The Gaboury Residence was then purchased by George Schuller who used it for his business, Teta Designs (later, Alpan Engineering Consulting). The Gaboury Residence is also valued for its connection with Edmonton designer and contractor, Ernest Litchfield. Born in Nottingham in 1897, he worked as a painter's apprentice under his father before immigrating to Canada in 1913. He would work first as a painter before transitioning to general contractor and eventually also designing houses. Litchfield was known for his 'English Cottage' style of houses, an influence of his British roots. His houses were characterized by shingled roofs, leaded glass windows, and stucco exterior. The extant house is one of a handful of known houses built by Litchfield in Glenora. The Gaboury Residence is further valued as a late example of the Georgian Revival architectural elements, popular in the Glenora neighbourhood in the 1930s. The key features of this style include the residence's long, rectangular façade with symmetrical façade, paired bay windows on the first floor and prominent front door with curved awning, flanked by decorative pilasters. The Georgian Revival style was part of an architectural movement to revive archaic building types. The revival movement grew in prominence during the early half of the 20th century, reaching it zenith from the 1910s to 1930s. Built in 1952, the Gaboury Residence was a late rendition in an emerging era of decreased elaboration and the integration of Modern design. Other design elements of the Gaboury Residence common for the Glenora neighbourhood include its setback from the road, curved path the entrance and decorative foliage. Streetscape elements including the curvilinear roadway and decorative streetlights also add to the neighbourhood's historic character.

Character Defining Elements	The key elements that define the heritage character of the Gaboury Residence include, but are not limited to its: – southwest facing orientation located on 100 Avenue near bend in the road; bordered to the east and northwest by other residential properties; neighbourhood located north of MacKinnon Ravine; – generous set back from street; property abuts sidewalk without boulevard; detached garage at rear (north) of residence opening onto paved alleyway; – landscape elements such as its: private yard featuring well-manicured lawn and mix of deciduous and coniferous trees as well as decorative shrubs and plants; curved concrete walkways leading to front; – form, scale and massing as expressed by its: two-storey height with full-height basement; medium-pitched, side-gabled roof; additional gable centred in rear (north) elevation; projecting eaves with wooden soffits; entrance centred in front elevation; – wooden-frame construction as expressed by its: nailed wooden frame; concrete foundation; – Georgian Revival style elements as expressed by its: side-gabled roof; symmetrical façade; variety of multi-pane symmetrical windows; front door centred in façade, covered with moulded awning and pilasters with shaped panel wooden door, covered by curved awning with dentil moulding; Spanish tile front steps with ornamental wrought iron railings; – original fenestration elements including: original wooden storm on east elevation; original window openings in symmetrical arrangement; 8-over-8 wooden-sash windows at second story on side façade; front entrance sidelights; and – additional elements include: internal concrete chimney; external concrete chimney clad in stucco; wooden louvre in peak of southeast elevation.

4. Additional Information

Owner(s)	

Municipal Heritage Planner's Mandatory Documentation

Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1952, the Gaboury Residence is valued for its association with the continued development of the Glenora neighbourhood with the replotting of the Capital Hill subdivision. **(Theme – Pioneer Farms to First Suburbs)**. The Gaboury Residence is also valued for its connection with Edmonton architect and contractor, Ernest Litchfield. Born in Nottingham in 1897, he worked as a painter's apprentice under his father before immigrating to Canada in 1913 **(Theme Value – Architecture and Design)**. The Gaboury Residence is further valued as a late example of Georgian Revival architectural elements, popular in the Glenora neighbourhood in the 1930s **(Theme – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	Unknown • Most original windows replaced with vinyl windows • Single storey shed roof addition built on rear (north) side of residence
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location has remained the same. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the house has remained intact with almost not changes. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has remained the same. Materials ☒ Yes ☐ No ☐ Not Applicable The materials are largely original apart from the first storey, front façade windows. Workmanship ☒ Yes ☐ No ☐ Not Applicable The fine workmanship of the residence is evident. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building is preserved.

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	Association ☒ Yes ☐ No ☐ Not Applicable The association in a residential neighbourhood has remained the same.
Statement of Integrity	The Gaboury Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale and massing are intact; the residence is in good condition with a high degree of its original fabric intact. Vinyl windows have replaced original windows, apart from some at the second storey but the original fenestration pattern remains intact. A single-story addition has been built on the rear of the building but it is not visible from the street and does not impact the building's original character. – Roof: The roof structure and the roof cover, asphalt shingles, are in fair condition; there is some evidence of mould and decay of the wood. – Roof elements: Soffits appear to be original wood and in good condition; no bargeboards or fascia present. – Foundation: The concrete foundation is no observable. – Cladding: Original brick cladding in good condition without any significant signs of wear or loss of mortar. – Windows: The home retains all its original window openings; Except for a window on the east elevation, all windows and sashes have been replaced with vinyl windows in original configuration; original brick heads and sills are still present and in good condition – Doors: The original front door is intact and appears in good condition. – Chimneys: Internal brick chimney is in fair condition, showing signs of mortar loss. – Garage: The original detached garage appears in good condition, the age of the garage doors could not be verified.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

UMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Dynes Residence		
Address	12 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;133;11		
Geographic Position	53.541690	-113.554346	NAD83
Site Area	706.4m²		
Contributing resources	n/a		
Date of Construction	1945		
Architectural Style	Minimal Traditional		
Architect	Unknown		
Builder	Unknown		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Significant as a highly intact and unique	**Style/Design/Construction** Valued as a unique, attractive and high quality example of a Minimal	

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(see attached worksheets)	example of an upscale home built in Glenora during the Second World War.	Traditional-style house in southeast Glenora.
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	View of the north (left) and west (right) elevations Dynes Residence, looking to the southeast.
Location	12 St. George's Crescent NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	View of the north elevation of the Dynes Residence, looking to the southeast.
Location	12 St. George's Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the north (right) and east (left) elevations of the Dynes Residence, looking to the southwest.

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Location	12 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the west elevation of the Dynes Residence, looking to the east.
Location	12 St. George's Crescent NW
Copyright	City of Edmonton
Image 5 Description	

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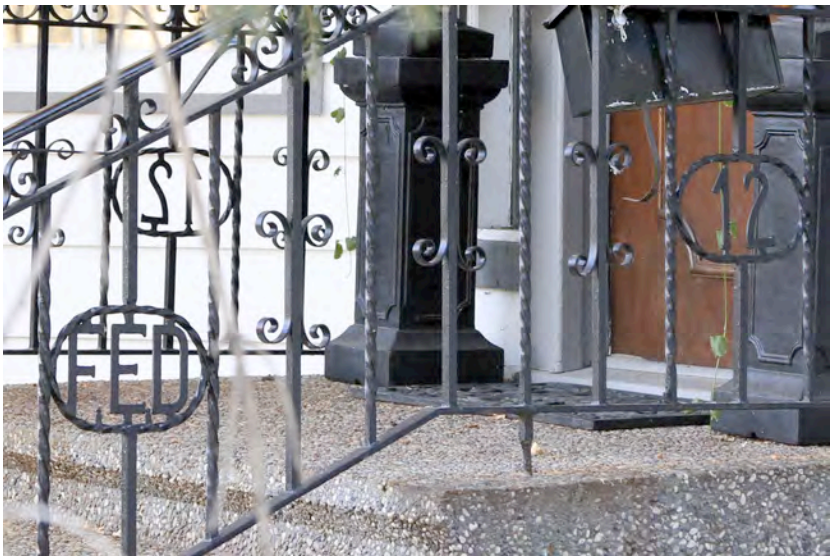
Caption	Detail of the main entryway on the front elevation of the Dynes Residence.
Location	12 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the initials of the original owner of the Dynes Residence (Francis Edward Dynes), and house number (12), worked into the wrought-iron balustrade on the front steps.
Location	12 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of original fenestrations of the Dynes Residence, employed leaded glass and glass block windows.
Location	12 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of one of the two gable dormers installed at the rear of the Dynes Residence, sometime between 1976 and 1986.
Location	12 St. George's Crescent NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Dynes Residence.
Date	1952

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Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Dynes Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	

Caption	1976 aerial image of the Dynes Residence. Note the construction of 14 St. George's Crescent adjacent to the Dynes Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The 1945 Dynes Residence is significant as a highly intact and unique example of an upscale home built in Glenora during the Second World War **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1945 Dynes Residence is valued as a unique, attractive and high quality example in Glenora of a Minimal Traditional-style house **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1945 Dynes Residence is a distinctive one and one-half-storey, Minimal Traditional-style house on an L-shape plan with gable-roofed wings and a prominent, enclosed corner entry porch set in the 'L'. The home is clad in lapped-wooden siding and features large, multi- assembly, multi-light picture windows. It is situated on a large 706.4 square-metre corner lot facing into two quiet residential streets with landscaped front setbacks and city boulevards with mature street trees. The residence is located in the south-central part of the inner city residential community of Glenora, on St. George's Crescent fronting Ramsay Ravine, and just south of the busy 102 Avenue traffic corridor.
Heritage Value	The 1945 Dynes Residence is significant as a highly intact and unique example of an upscale home built in Glenora during the Second World War. The home's medium roof pitch, shallow eaves and minimal architectural detailing, employed to maximize its appearance, display the early transition of homes of that period towards a modern form. At the same time its tall multi-light windows and elaborate front entry recall traditional styles. The Dynes Residence is situated in the 1911 Glenora subdivision, located south of Stony Plain Road, and north of the North Saskatchewan River valley. The subdivision was registered by developer James Carruthers and surveyed by Richard H. Knight (1877-1931). Knight's design comprised three parts: a western grid-iron part south of 102 Avenue and between 136 and 142 streets (later re-plotted), a *Garden City Suburb* area east of 136 Street, and the Government House site east of Wellington Crescent. The home is situated on St. George's Crescent streetscape, which is nestled between the river valley and Ramsay Ravine, and expresses Garden City Suburb and City Beautiful characteristics, some protected by the 1911 Carruthers Caveat. Knight designed the streets of his Garden Suburb to flow with the sloping terrain and the natural contours of the Ramsay and Wellington Ravines. The curvilinear residential streets of St. George's Crescent, where the Dynes Residence is situated, formed the western part of this Garden City Suburb. The Carruthers Caveat controlled minimum house values and wide front and side setbacks; all of the homes in Glenora, south of 102 Avenue, were subject to a $5,000 minimum value, which is also the estimated cost of this residence. Other City Beautiful characteristics of the streetscape are tree-lined boulevards

	and cast iron lamp posts. By 1945, Francis (Frank) Dynes had acquired a large corner property on St. George's Crescent, composing two lots, just south of the busy 102 Avenue east-west transportation corridor and bus route line, and in August of that year he obtained a building permit. The 1945 Dynes Residence is further valued as a unique, attractive and high quality example in Glenora of a Minimal Traditional-style house. The house's distinctive version of this style takes advantage of its corner lot using an L-shape plan with corner entry. The front entry is set within the 'L' to create a notable rounded corner porch with arched wooden door and double sidelights flanked by large multi-light picture windows. Other aspects of the home which show its quality are the wrought iron railings monogramed "FED" for first owner, Francis Edward Dynes, and the long glass-block windows set in the parged, patterned foundation. Frank (1878-1951) and Clara Dynes (nee Ryan, 1880-1978), the home's builders, first owners and long-time residents for three decades, moved into the home in 1945. Both were of Irish descent and both were born, raised and married in Ontario. They were living in Edmonton with their young family by 1920. In 1921, Frank joined T.S. Thompson, the proprietor of a successful 'ready-to-wear' ladies wear store, to form Thompson & Dynes Limited specialty ladies apparel shop in the historic Looby Block (102 Street and Jasper), which they purchased and renovated that year. Frank worked for that enterprise while he lived in the house until 1950 when it was sold to Holt Renfrew. Known for his community service, Frank was active with the Boy Scouts and served as president of the both the Edmonton branch of the Canadian Red Cross and the Rotary Club. After 1951, when Frank passed away, Clara continued to reside in the home until 1975. Through the end of the 1980s the house had mainly short-term owners and residents, the longest being businessman Harry Kittler and his partner Valerie from 1975-1982.
Character Defining Elements	Key elements that define the heritage character of the Dynes Residence include, but are not limited to its: - setting on corner lot on two quiet, curvilinear residential streets with grassy city boulevards and mature street trees; across the street from the Ramsay Ravine natural area; - location and orientation on a large corner lot and setbacks on all sides; relation to MacKinnon and Ramsay Ravine natural

	areas; - landscape elements including: deep landscaped setbacks; mature hedges and deciduous trees, and very large coniferous trees; - form, scale and massing as expressed by its: one and one-half-storey, L-shaped plan with medium-pitched, side-gabled roof on both wings; projecting verges with plain bargeboards and returned eaves, some moulded; projecting eaves with plain fascia boards; closed soffits; - construction materials as expressed by its: wooden frame structure; lapped-wood siding; concrete foundation with parging in block pattern; wooden trim and windows; stucco chimneys; glass-block basement windows; - Minimal Traditional-style details such as its: minimal architectural detailing; large multi-assembly, multi-light picture windows; medium roof pitch and shallow eaves; - other stylistic details such as its: corner-facing, enclosed front entry porch with round-arched wooden door; original wrought iron railing monogramed with "FED" for first owner, Francis Edward Dynes; parged, patterned foundation; wide tapered external stucco-parged chimney and small tapered internal stucco-parged chimney; - original fenestration including: all window openings; single and double-assemblies of 15-light fixed wooden-sash windows with 15-light wooden storm windows, 9-light wooden storm window and leaded glass wooden-sash windows on the main storey; window openings on the upper storey; horizontal cross-reeded glass-block strips at basement level; wooden drip moulds; plain wooden trim and sills; original arched wooden front door and hardware with two wooden panels and arched leaded glass light; double sidelights with leaded glass.

4. Additional Information

Owner(s)	
Owner(s) Address	

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Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The 1945 Dynes Residence is significant as a highly intact and unique example of an upscale home built in Glenora during the Second World War **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1945 Dynes Residence is valued as a unique, attractive and high quality example in Glenora of a Minimal Traditional-style house **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	Between 1965 and 1976 – second lot composing the original property sold, and a new house constructed on the lot (14 St. George's Crescent) Post-1976 - rear gable dormers added, one with small balcony; 'bubble' skylight added; original small south attached garage wing demolished, replaced by detached double garage.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the corner lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The small original attached garage wing has been demolished and replaced by a detached garage, and gable dormers have been added to the rear of the home. Neither change negatively affects the style of the main façades. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscapes, with deep landscaped setbacks, city boulevards and mature street trees, are intact, as is the landscaping of the Dynes Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood and glass block. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and the streetscape with many mid-century homes has not changed and conveys a strong historical sense of the community's development during that period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's development during the Second World War has been retained.
Statement of Integrity	The Dynes Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in very good condition with a high degree of its original fabric. The small original attached garage wing has been demolished and replaced by a detached garage, and gable dormers have been added to the rear of the home. Neither change negatively affects the style of the important façades. - Roof: the roof structure, is in good condition, as is the asphalt roof covering (at some point post-1953 the wooden shingles have been replaced). - Roof elements: wooden soffits replaced by metal, in good condition; wooden bargeboards and fascia boards replaced by metal, in good condition. - Foundation: the concrete foundation is structurally intact; no obvious cracks or failures in the parging. - Cladding: the original lapped-wood siding is in good condition with no visible failures in the wood or paint coating. - Windows: the home retains all its original window openings, glass-block strips and wooden sashes and wooden storms on the main and basement levels; upper storey has replacement windows; paint on wooden window sashes and trim is in good condition; metal shutters are a more recent addition. - Doors: Original front door has been retained and in good condition. - Chimneys: both in good condition with no visible cracks or failures in the parging. - Decorative elements: wooden bargeboards have been replaced with metal fascia; wooden planters are likely recent; patterned foundation parging in good condition; glass block strips are in very good condition; original wrought iron railings have been retained and in very good condition. - Porch: the enclosed wooden front porch and original

	wrought iron railings are in very good condition; front steps have been covered in a composite material, in good condition. - Garage: the small original attached garage wing has been replaced by a larger detached garage; the new garage has siding and gable roof which match the home and is in good condition.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Wilkin Residence		
Address	16 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;133;8,9		
Geographic Position	53.541637	-113.553791	NAD83
Site Area	828.5m²		
Contributing resources	n/a		
Date of Construction	1946		
Architectural Style	Minimal Traditional (Cape Cod detailing)		
Designer	Arthur Arnold		
Builder	Charles C. Greenough		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Possesses heritage value as an intact and	**Style/Design/Construction** Valued as a rare and high quality example of a Minimal Traditional-	

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(see attached worksheets)	unique example of an upscale home built in Glenora during the Post-war period. **Event/Cultural Practice** **Institution/Person** style house with Cape Cod detailing in Glenora, and also as a work of Arthur Arnold. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Wilkin Residence, looking to the south.
Location	16 St. George's Crescent NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	Partial view of the east elevation of the Wilkin Residence, looking to the west.
Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the rear elevation of the Wilkin Residence, looking to the north.

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Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the fieldstone veneer on the first storey along the front elevation of the Wilkin Residence.
Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	Detail of the attached garage on the west elevation of the Wilkin Residence. A large addition can be seen above the garage.
Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Wilkin Residence.
Location	16 St. George's Crescent NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of a double assembly window on the front elevation of the Wilkin Residence.
Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the bay window on the front elevation of the Wilkin Residence.
Location	16 St. George's Crescent NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the northeast corner of the Wilkin Residence, showing the fieldstone veneer wrapping around the corner.
Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the northeast corner of the Wilkin Residence, showing its wood soffits and bargeboards.

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Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of one of the gable wall dormers on the front elevation of the Wilkin Residence.
Location	16 St. George's Crescent NW
Copyright	City of Edmonton
Historic Photo	

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Caption	1952 aerial image of the Wilkin Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Wilkin Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)

Historic Photo	
Caption	1976 aerial image of the Wilkin Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The 1946 Wilkin Residence possesses heritage value as an intact and unique example of an upscale home built in Glenora during the Post-war period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Wilkin Residence, designed by Arthur Arnold, Deputy Minister of Alberta Public Works from 1954-1964, is valued as a rare and high quality example of a Minimal Traditional-style house with Cape Cod detailing in Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement)

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	☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1946 Wilkin Residence is a unique two-storey, Minimal Traditional-style house with fieldstone cladding on the lower façade and asbestos shingles on the upper level. The home has Cape Cod architectural detailing of wall dormers and a projecting, cross-gabled east bay. It also has a small, west garage wing on the front façade. It is situated on a large, curving 828.5 square-metre lot facing into a quiet residential street with landscaped front setbacks and city boulevards with mature street trees. The residence is located in the south-central part of the inner city residential community of Glenora, on St. George's Crescent fronting Ramsay Ravine and just south of the busy 102 Avenue traffic corridor.
Heritage Value	The 1946 Wilkin Residence possesses heritage value as an intact and unique example of an upscale home built during Glenora's Post-war period. The home displays many of the modern trends of that time: its simple design, medium roof pitch and asbestos shingles, as well as its restrained decoration which references the Cape Cod traditional style. The Wilkin Residence is situated upon a small ridge between Ramsay Ravine and the North Saskatchewan River valley, in the Glenora subdivision registered by developer James Carruthers in 1911. The surveyor, Richard H. Knight (1877-1931), designed the subdivision in three parts, including a *Garden City Suburb* area east of 136 Street. Knight designed the streets of this Garden City Suburb to follow the sloping terrain and contours of the Ramsay and Wellington Ravines, resulting in the curvilinear residential streets of St. George's Crescent - where the Wilkin Residence is located. The Carruthers Caveat, also registered in 1911, enforced minimum front and side setbacks as well as a minimum house values to ensure Glenora's exclusivity. The Wilkin Residence, subject to the highest value ($5,000), was built for approximately $7,000. By June 1945, William (Bill) V. Wilkin had acquired a permit to construct his residence on a large, deep lot on St. George's Crescent. Nova Scotia-born contractor Charles C. Greenough (1889-1960), a prominent Edmonton contractor, built the home. He had arrived in Alberta in 1912, working as a carpenter, and later studied architecture at night school before becoming an independent contractor through the 1950s. The Wilkin Residence is also valued as a rare and high-end example

	of a Minimal Traditional-style house with Cape Cod detailing in Glenora. Arthur Arnold, (1910-1980) prepared the design drawings, which Wilkin described as 'Alberta Cape Cod'. Arthur, an engineer who had studied architecture in England and Ontario, came to Edmonton as National Housing Act administrator, and later supervisor of the Central Mortgage Corporation. By 1946 he was the Superintendent of Buildings for Alberta Public Works, and later the Deputy Minister of Alberta Public Works from 1954 to 1964. He was noted for his leadership and for growing the department to be "the largest architectural office west of Toronto", which peaked during his tenure. In line with the elite nature of Glenora he employed traditional elements to create a unique two-storey, Cape Cod house with side-gabled roof and dormers. The home has a prominent front entry with carved wooden door surround and sidelights, a wide reception hall and formal dining room. The rare rough-course fieldstone cladding was crafted from rich-coloured local stones (from Ellerslie and Mansville) by a Belgian stonemason. Arnold used attractive modern features both for style, like the large projecting cross-gable above the bay window, as well as functionality, including an attached garage wing, breakfast nook and basement games room. By 1946 William (1905-1986) and Katherine Wilkin (died 1976) had moved into the home with their two sons. During the two decades they resided there, Bill worked in various executive roles for the W.L. Wilkin Ltd. insurance company established by his father in 1923. William was an original member of the Kinsmen Club and had served as president. From 1963, the McClean family – John, Wendy and their three young children – lived in the home. John (c1925-2010) was vice-president of Wilkinson & McLean through the 1960s and in the 1970s was president of his venture Beta Plastics, the highlight of his career; he also served on the board of the Canadian Plastics Industry Association. Wendy bred poodles and converted a basement room to her 'grooming parlour'. When the couple retired to Vernon B.C., Campbell and Rosalind Sydie and their daughters became the residents. Campbell worked for and later headed Fabric Care, the Sydie family cleaning business.
Character Defining Elements	Key elements that define the heritage character of the Wilkin Residence include, but are not limited to its: - setting on a quiet, curvilinear residential street with grassy city boulevards and mature street trees; across the street from the

	Ramsay Ravine natural area; - location and orientation on a large curving lot and setbacks on all sides; relation to MacKinnon and Ramsay Ravine natural areas; - landscape elements including: deep landscaped setbacks; mature deciduous trees and large coniferous trees; - form, scale and massing as expressed by its two-storey rectangular plan with long façade; medium-pitched, side-gabled roof; projecting east bay with wooden brackets and cross-gables at front and rear; wall dormers on front façade with boxed eaves; rear shed wall dormer; projecting verges with moulded wooden bargeboards; rectangular louvres in the gable peaks; shallow eaves with plain fascia boards; - construction materials as expressed by its: wooden frame structure; wide asbestos shingle on upper front façade; rough-coursed fieldstone cladding on lower front façade, including foundation, side access pillars and external chimney; stucco cladding on rear façade; concrete foundation and steps; wooden trim and windows; rear brick external chimney; - Minimal Traditional-style details such as its: simple architectural detailing; medium roof pitch; - Cape Cod and other traditional detailing such as its: side-gabled roof with clipped eaves, asymmetrical gables and dormers; moulded frieze (upper level) and belt course; louvres at gable peaks; wooden door surround with engaged columns and entablature - original fenestration including: single and double-assemblies with original window openings and wooden drip moulds on the upper storey; bay window with original window openings, plain wooden lintels, moulded wooden trim and moulded wooden lug sills on the main storey; double-assemblies of 2-light wooden sash windows at basement level; original internal wooden front door and hardware with cross-reeded glass-block sidelights; and - additional exterior architectural details including: original attached garage wing with fieldstone cladding tying into main façade; original garage door; side access fieldstone pillars with west pillar tying into garage wing; very tall external chimney with fieldstone cladding and wide base, and very tall rear external brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The 1946 Wilkin Residence possesses heritage value as an intact and unique example of an upscale home built in Glenora during the Post-war period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Wilkin Residence, designed by Arthur Arnold, Deputy Minister of Alberta Public Works from 1954-1964, is valued as a rare and high quality example of a Minimal Traditional-style house with Cape Cod detailing in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	Post-1976 - upper level addition to garage wing with recessed balcony on upper level; rear extension added: one-storey sunroom flanked by one-storey gable-roofed east bay and two-storey rear extension of garage Unknown – most windows replaced.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on its deep lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Respectful post-1976 additions were made matching the rear stucco cladding: a small upper level addition to garage wing with recessed balcony on upper level; a rear extension one-storey sunroom flanked by one-storey gable-roofed east bay and two-storey rear garage extension. The changes do not affect the style of the main façade, and the upper level of the rear façade has been preserved as well. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, city boulevards and mature street trees, is intact, as is the landscaping of the Wilkin Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: fieldstone, wood, stucco, brick, asbestos and glass block.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and the streetscape with many mid-century homes has not changed and conveys a strong historical sense of the community's development during that period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war development period has been retained.
Statement of Integrity	The Wilkin Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in very good condition with a high degree of its original fabric. The post-1976 alterations are respectful and do not affect the style of the main façade or the upper level of the rear façade. - Roof: the roof structure, is in good condition, as is the asphalt roof covering (at some point post-1953 the fire-resistant shingles have been replaced). - Roof elements: wooden bargeboards and fascia boards have been retained and are in good condition. - Foundation: the concrete foundation is structurally intact; no obvious cracks or failures. - Cladding: the original asbestos shingle and fieldstone cladding are in good condition with no visible failures. - Windows: the home retains all its original window openings, and wooden sashes on the main level; paint on wooden window sashes and trim is in good condition with rare paint failures. - Doors: Original internal front door and glass-block sidelights are retained and in good condition; external front storm door is new. - Chimneys: both in good condition; minor mortar loss in rear brick chimney and brick has been painted. - Decorative elements: wooden brackets, louvres moulded bargeboards, belt course, frieze and door surround have been retained and are in good condition with very minor paint failures on the bargeboards. - Porch: the open front porch with moulded wooden door

	surround are in good condition; front steps appear new and are in very good condition. - Garage: post-1976 a rear extension and upper level with rear recessed balcony were added to the garage wing post 1976; the lower front façade has been retained and the fieldstone, roof and original loading door are in good condition with the exception of mortar separation where side access pillar connects to the garage.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Hagelstein Residence		
Address	22 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;133;5,6		
Geographic Position	53.541446	-113.553183	NAD83
Site Area	780.3m²		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Minimal Traditional (Cape Cod detailing)		
Architect	Unknown		
Builder	Unknown		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued as a well-preserved example of	**Style/Design/Construction** Significant as a well-crafted and fashionable example of a Minimal	

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(see attached worksheets)	the upscale homes built during Glenora's Mid-century development period. It is further valued for its contribution to the significant streetscape of St. George's Crescent.	Traditional-style house with Cape Cod detailing in Glenora.
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the front elevation of the Hagelstein Residence, looking to the southwest.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and southeast (left) elevations of the Hagelstein Residence, looking to the west.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the detached garage of the Hagelstein Residence, located in the rear alleyway, looking to the northwest. This garage replaced an earlier garage which was setback from the alley closer to the residence.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton

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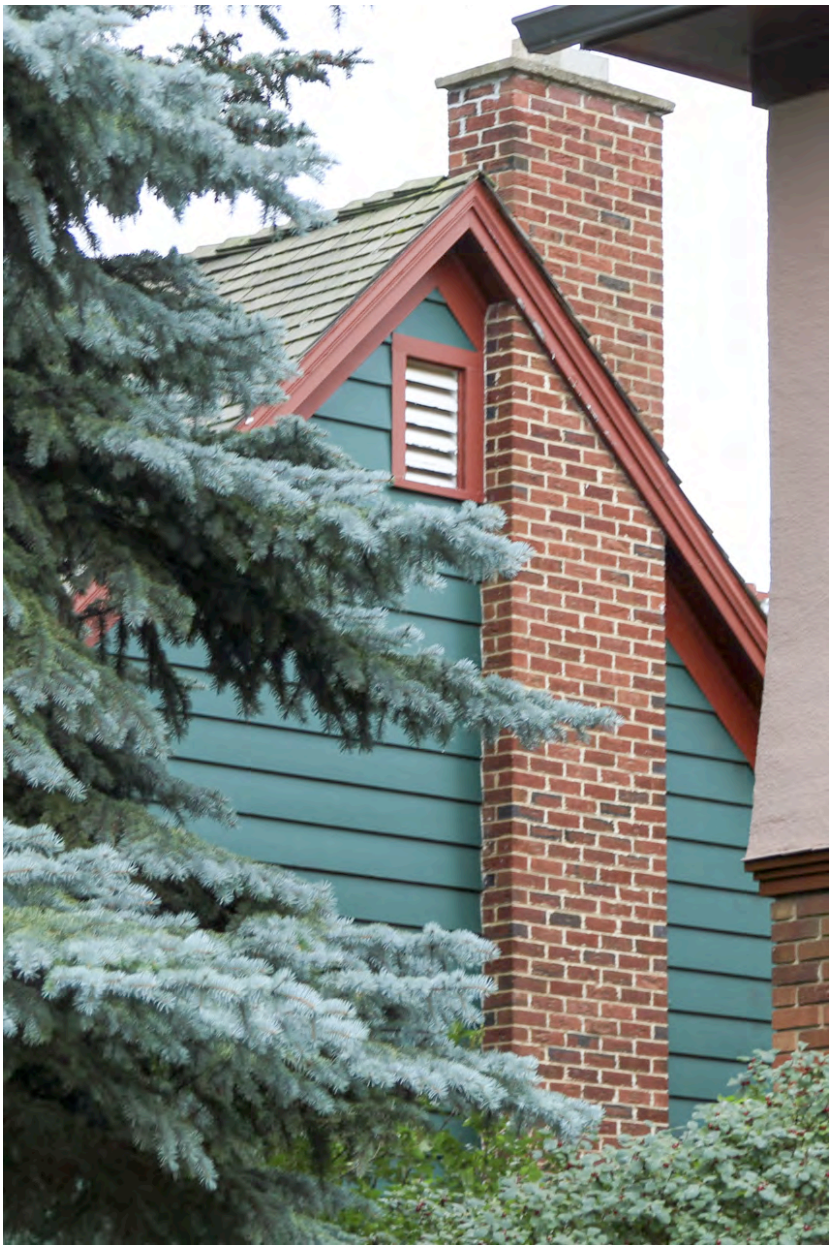
Image 4 Description	
Caption	Detail of the exterior brick chimney on the northwest elevation of the Hagelstein Residence.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the north half of the front elevation of the Hagelstein Residence.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Hagelstein Residence.
Location	22 St. George's Crescent NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of one of the banked window assemblies on the front elevation of the Hagelstein Residence.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the east corner of the Hagelstein Residence showing its wood basement windows, siding, and concrete foundation.

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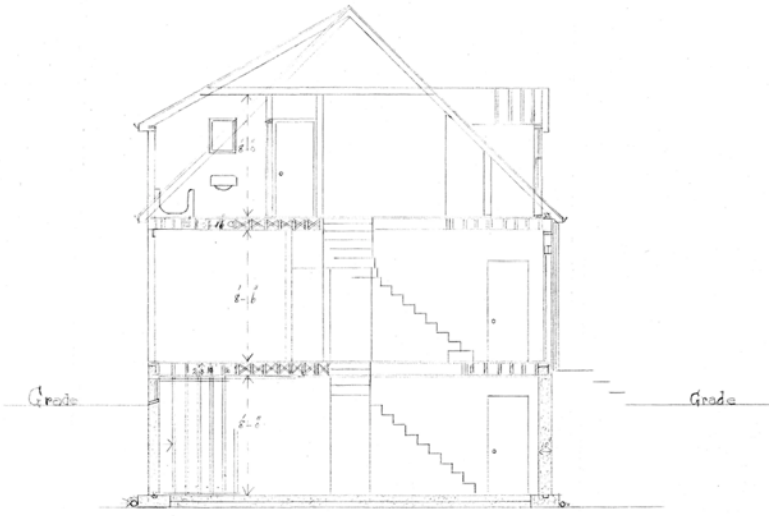
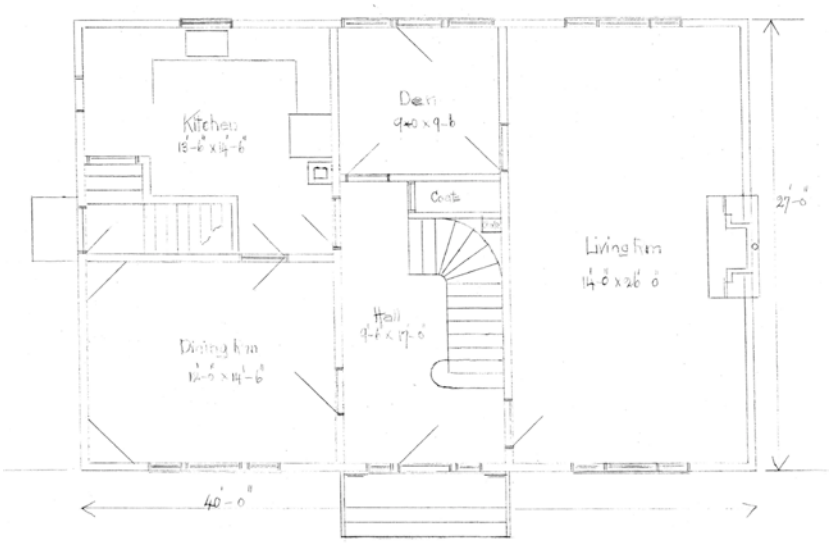
Location	22 St. George's Crescent NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of one of the three gable dormers on the front elevation of the Hagelstein Residence.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton
Image 10 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation drawing of the Hagelstein Residence. Architect/draftsman unknown.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton Archives, MP-1948-577
Image 11 Description	
Caption	Cross section drawing of the Hagelstein Residence. Architect/draftsman unknown.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton Archives, MP-1948-577

Municipal Heritage Planner's Mandatory Documentation

Image 12 Description	
Caption	First floor drawing of the Hagelstein Residence. Architect/draftsman unknown.
Location	22 St. George's Crescent NW
Copyright	City of Edmonton Archives, MP-1948-577
Historic Photo	
Caption	1952 aerial image of the Hagelstein Residence. Note the early garage, no longer extant, setback from rear alleyway closer to the residence.

Municipal Heritage Planner's Mandatory Documentation

Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Hagelstein Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)

Historic Photo	
Caption	1976 aerial image of the Hagelstein Residence. Note original garage has been removed in preparation for construction of rear addition to residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The 1948 Hagelstein Residence is valued as a well-preserved example of the upscale homes built during Glenora's Mid-century development period. The home's large, landscaped front yard makes an important contribution to the significant streetscape of St. George's Crescent, which curves around the ravine, and expresses City Beautiful and Garden Suburb characteristics **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Hagelstein Residence is further significant as a well-crafted and fashionable example of a Minimal Traditional-style house with Cape Cod detailing in Glenora **(Theme Value – Architecture and Design).**

Municipal Heritage Planner's Mandatory Documentation

Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Hagelstein Residence is a large one and one-half-storey, Minimal Traditional-style house with lapped wooden siding and a prominent centred front entry flanked by prominent picture windows. The home features Cape Cod architectural detailing with its side-gabled roof with wooden shingles and gabled dormers. It is situated on a large, deep 780.3 square-metre lot facing into a quiet residential street with landscaped front setbacks and city boulevards with mature street trees. The residence is located in the south-central part of the inner city residential community of Glenora, on St. George's Crescent fronting Ramsay, and just south of the busy 102 Avenue traffic corridor.
Heritage Value	The 1948 Hagelstein Residence is valued as a well-preserved example of the upscale homes built during Glenora's Mid-century development period. The Hagelstein Residence is situated in the 1911 Glenora subdivision, an early 20th century subdivision comprising the modern community of Glenora, registered by notable developer James Carruthers. In 1911 surveyor Richard H. Knight (1877-1931) laid out the land between Stony Plain Road and the North Saskatchewan River Valley in three parts: a north-western grid-iron portion north of 101 Avenue and between 136 and 142 streets (later re-plotted), the Government House site east of King Road (now 130 Street) and a *Garden City Suburb* area west of 130 Street to 136 Street. The streets within this Garden City Suburb follow the contours and sloping terrain of the Ramsay and Welling Ravines, and the river valley. The curvilinear residential streets of St. George's Crescent, the location of the Hagelstein Residence, form the western part of this Garden Suburb. As with many 'Old Glenora' street names which had ties to England and royalty, the crescent was named for England's patron saint. The home's large, landscaped front yard makes an important contribution to the significant streetscape of St. George's Crescent, which curves between the ravine and river valley, and has City Beautiful and Garden City Suburb attributes. By the early 1920s, only and handful of large estate homes had been built on the crescent - then a dirt road - and much of the area remained wooded. By April 1948, when owner George Hagelstein obtained a permit to build on the crescent, the crescent was beginning to be substantially built out. Qualities of the streetscape were controlled by the Carruthers Caveat, which enforced minimum house values

	and generous front and side setbacks. The homes along St. George's Crescent were regulated by a minimum construction value of $5,000, and the Hagelstein Residence was estimated to cost $10,000. The Hagelstein Residence is further significant as a fashionable and well-crafted example of a Minimal Traditional-style house with Cape Cod detailing, popular in the late 1930s to early 1950s. It also shows the Mid-century trends of medium roof pitch and large picture windows. The 1948 house plans show traditional architectural details which reference the folk houses of colonial New England: a low-pitched, side-gable roof, gabled dormers and lapped-wood siding. The home's large entry with decorative wooden surround and sidelights centred on the symmetrical front façade opens into a formal hallway, spacious dining room and very large living room, giving the home an air of formality and grandness. The layout also includes luxuries like a very large master bedroom and a 'maid's room', and shows the trend to privacy with the den off the back yard and basement recreation room. By 1949 Elizabeth (née Collinson, born 1907) and George Hagelstein (1898-1960) were the home's first residents. Elizabeth was born and raised in Ontario; George, the son of German immigrants, was born and raised in British Columbia, where he also began a long career with Great West Life Assurance. The couple moved to Edmonton in 1943 when he became the company's branch manager, a position he held when they lived in the home; Elizabeth was a representative at the company. George also served as president of Edmonton's Life Insurance Managers Association and as director of the Kiwanis Club. Upon his death in 1960 Elizabeth continued to live in the home. She remarried widower David Mathieson, Q.C. (1903-1993) in 1961, and he joined her in the home until their retirement to Vancouver. Mathieson, a lawyer from a prominent Prince Edward Island political family, had served as a Conservative member of the Legislative Assembly of his home province. While living in the house he was the senior solicitor for Interprovincial Pipeline.
Character Defining Elements	Key elements that define the heritage character of the Hagelstein Residence include, but are not limited to its: - setting on a quiet, curvilinear residential street with grassy city boulevards and mature street trees; across the street from the Ramsay Ravine natural area;

	- location and orientation on a large curving lot and setbacks on all sides; relation to MacKinnon and Ramsay Ravine natural areas; - landscape elements including: deep landscaped setbacks; mature deciduous trees and very large coniferous trees; - form, scale and massing as expressed by its one and one-half-storey rectangular plan with long façade; medium-pitched, side-gabled roof with wooden shingles; three gable dormers on front façade; projecting verges with moulded wooden bargeboards; rectangular louvres in the side gable peaks; shallow projecting eaves; wooden soffits; - construction materials as expressed by its: wooden-frame structure; lapped-wooden siding; concrete foundation; wooden trim and windows; brick external chimney; - Minimal Traditional-style details such as its: simple architectural detailing; medium roof pitch and shallow eaves; - Cape Cod detailing such as its: side-gabled roof, gable dormers; wide lapped-wood siding; decorative door surround with entablature, engaged columns and dentil moulding; - original fenestration including: plain wooden trim and sills; wooden drip moulds; multi-assembly picture windows with original openings; 6-over-6 single-hung wooden-sash windows on the upper storey; 3-light wooden-sash storm windows at basement level; original 6-panel internal wooden front door with multi-light sidelights, and 3-light external wooden door; original internal 2-panel wooden side door with light and original two-panel external wooden door with 3-light glazing; and - additional exterior architectural details including: side entry porch with shed-roofed canopy; external brick chimney on west elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The 1948 Hagelstein Residence is valued as a well-preserved example of the upscale homes built during Glenora's Mid-century development period. The home's large, landscaped front yard makes an important contribution to the significant streetscape of St. George's Crescent, which curves around the ravine, and expresses City Beautiful and Garden Suburb characteristics **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Hagelstein Residence is further significant as a well-crafted and fashionable example of a Minimal Traditional-style house with Cape Cod detailing in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	1953-1954- neighbouring house built on adjacent lot to the east. c1976-1980 - Construction of addition to rear of residence, designed by R.L Wilkin and D. Lieberman; original garage replaced by larger garage at alley.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on its deep lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and main stylistic features intact. xxxPost-1976 rear extension and new garage employed matching siding; the alterations do not affect the style of the main façade. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, city boulevards and mature street trees, is intact, as is the landscaping of the Hagelstein Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood and brick. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition.

	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and the streetscape with many mid-century homes has not changed and conveys a strong historical sense of the community's development during that period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Mid-century development has been retained.
Statement of Integrity	The Hagelstein Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in good condition with most of its original fabric, window sashes being the exception. - Roof: the roof structure is in good condition; the roof covering of wooden shingles is authentic to the original home and design drawings; organics are growing on the shingles in some places. - Roof elements: wooden bargeboards and fascia boards have been retained and are in good condition. - Foundation: the concrete foundation is structurally intact with no obvious cracks or failures. - Cladding: the original wooden siding is in good condition with no visible wood or paint failures. - Windows: the home retains all its original window openings; most wooden sashes replaced by vinyl on the main storey but window form generally retained except triple-assembly picture windows with fixed single pane flanked by 12-light windows has been replaced by quadruple-assembly 12-light windows; most wooden storms have been removed; paint on wooden window sashes and trim is in good condition with rare paint failures; windows in the dormer are original but have been fitted with exterior storm in the lower sash. - Doors: original front and side internal and external doors are retained and in good condition; paint is in good condition with some weathering on external side door. - Chimney: in very good condition; has been repointed. - Decorative elements: wooden brackets, louvres and moulded bargeboards have been retained and are in good condition with no visible paint failures. - Porches: the open front porch with decorative wooden door surround is in good condition; front steps are in very good condition and appear to have new tile cladding; the side

	entry porch is in good condition. - Addition: The xxxpost-1976 alterations use compatible materials and do not affect the style of the main façade. - Garage: the original garage was replaced post-1976 with a gable-roof double car garage.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Sutherland Residence		
Address	28 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;133;3,4		
Geographic Position	53.541257	-113.552676	NAD83
Site Area	1040.39 m^2		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Storybook Revival		
Architect	Blakey and Symonds		
Builder	Charles H. Whitham		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued for its unique built form that incorporates Storybook	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	early build out of St. George's Crescent and the influence of the Garden City Suburb movement within the Glenora neighbourhood	Revival style elements
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Sutherland Residence, looking to the

	south.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and west (right) elevations of the Sutherland Residence, looking to the southeast.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Partial view of the front (left) and west (right) elevations of the Sutherland Residence, looking to the east.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear elevation of the Sutherland Residence, looking to the north.
Location	28 St. George's Crescent NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Partial view of the east elevation of the Sutherland Residence, looking to the west. Note the small segmental arch dormer.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton

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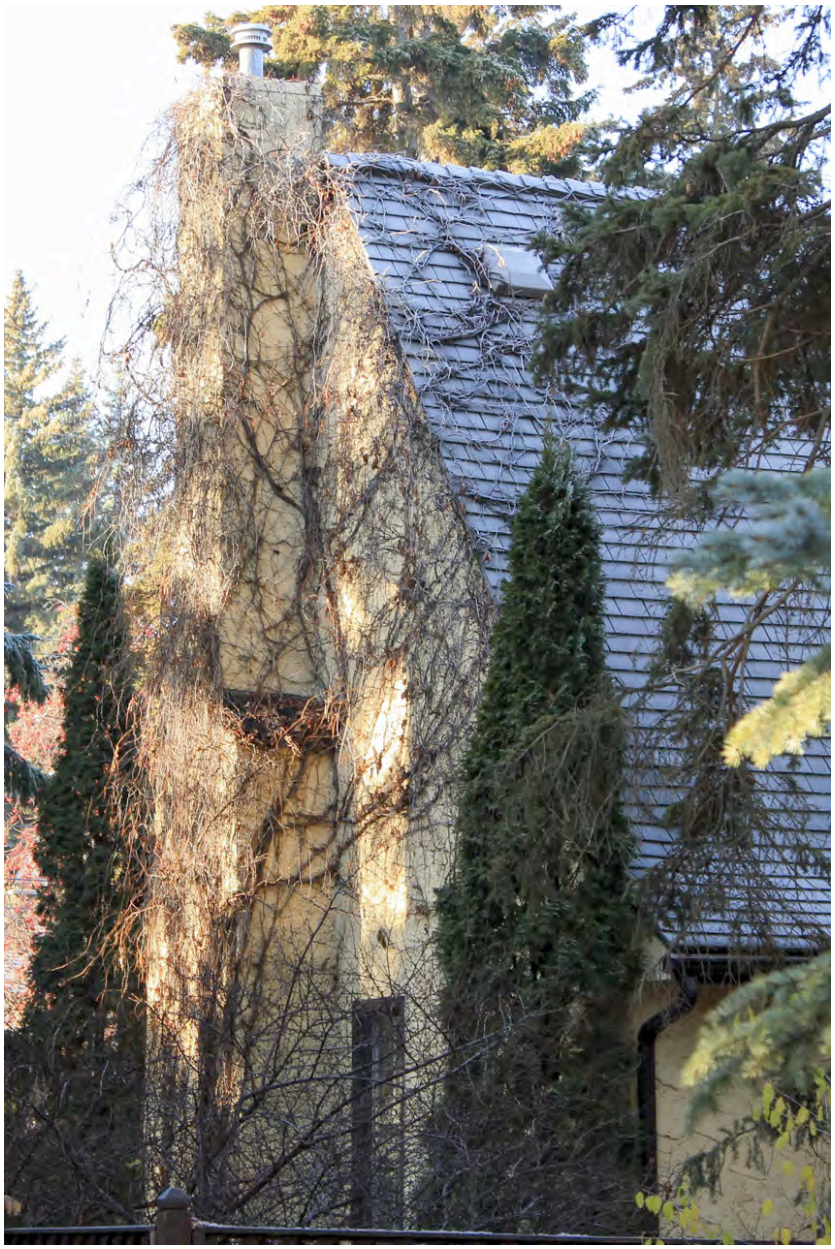
Image 6 Description	
Caption	Detail of the exterior chimney on the east elevation of the Sutherland Residence, covered in a climbing plant.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of the large wood multi-light windows adjacent to the main entryway on the Sutherland Residence.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Partial detail of the arched window assembly on the east portion of the front elevation of the Sutherland Residence.
Location	28 St. George's Crescent NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of stonework at the base of the exterior chimney located on the front elevation of the Sutherland Residence.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton

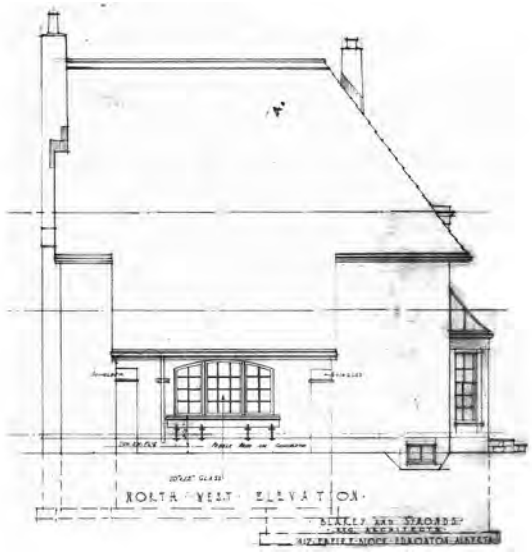
Municipal Heritage Planner's Mandatory Documentation

Image 10 Description	
Caption	Detail of the main entryway on the front elevation of the Sutherland Residence.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 11 Description	
Caption	Detail of the wrought iron decorative elements and stucco patterning on the front elevation of the Sutherland Residence.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of the associated detached double garage, built 1948, of the Sutherland Residence, accessed from St. George's Crescent.
Location	28 St. George's Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 13 Description	
Caption	Blakey and Symonds drawing of the front elevation of the Sutherland Residence. Note the actual construction mirrored the plan.
Location	28 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/8
Image 14 Description	
Caption	Blakey and Symonds drawing of the 'west (east) elevation of the Sutherland Residence. Note the actual construction mirrored the plan.

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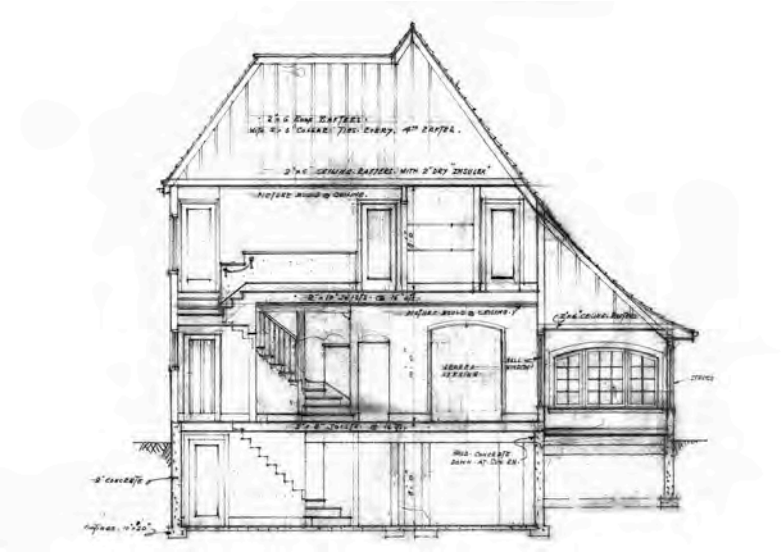
Location	28 St. George's Crescent NW
Copyright	City of Edmonton
Image 15 Description	
Caption	Blakey and Symonds drawing of the rear elevation of the Sutherland Residence. Note the actual construction mirrored the plan.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton
Image 16 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Blakey and Symonds drawing of the 'east' (west) elevation of the Sutherland Residence. Note the actual construction mirrored the plan.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton
Image 17 Description	
Caption	Blakey and Symonds cross section drawing of the Sutherland Residence.
Location	28 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Sutherland Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Sutherland Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Sutherland Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1929, the Sutherland Residence is valued for its association with the early build out of St. George's Crescent and the influence of the Garden City Suburb movement within the Glenora neighbourhood **(Theme – Pioneer Farms to First Suburbs)**. The Sutherland Residence is further valued for its unique built form that incorporates Storybook Revival style elements **(Theme – Architecture and Design).**
Era of	Development Era

Municipal Heritage Planner's Mandatory Documentation

Development (please select one)	☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Sutherland Residence is located on St. George's Crescent, a curvilinear street of which the perimeter overlooks Ramsey Ravine and the North Saskatchewan River valley in Edmonton's residential neighbourhood of Glenora. The house is deeply setback from the street and has a manicured lawn with coniferous trees along the south property line and shrubs below the front windows. A concrete driveway accessible from the street provides access to the detached garage with pyramidal roof at the rear. The residence is a two-storey house with asymmetrical massing featuring a cross-gabled roof with a prominent, high pitched peak and external chimney on the front elevation and bell-cast eaves on the wings. Original windows include floor-to-ceiling, multi-light windows and arched multi-light windows on the front elevation. Additional elements include half-timbering near the wing wall, wrought iron decor on the front elevation and a second internal chimney.
Heritage Value	Built in 1929, the Sutherland Residence is valued for its association with the early build-out of St. George's Crescent and the influence of the Garden City Movement on the Glenora neighbourhood. Subdivided in 1911, the Glenora subdivision was registered by Montreal-based developer James Carruthers and surveyed by Richard H. Knight. The area south of Stony Plain Road was planned according to the principals of the Garden City Suburb movement with streets laid out to flow with the sloping terrain and natural contours of the Ramsay, Wellington, and Groat Ravines, and North Saskatchewan River valley to the south. Large setbacks from the street and minimum house prices set at $5,000 were intended to cultivate an aesthetically pleasing environment for the city's burgeoning elites. In the mid 1920s, St. George's Crescent was only a dirt road dotted with a few houses. By the later part of the decade, newer homes were built and a gravel road was installed. The Sutherland Residence was one of these early homes, built for its first occupants, John L. Sutherland (1898-1974) and his wife, Helen (d. 1980) as well as their son, Robert. John L. Sutherland was a salesman at Royal Securities Corporation, a stock brokerage firm founded in 1903. After the residence was built, he entered into a partnership with John E. Sydie to establish the investment firm, Sydie and Sutherland. The business continued to operate until l969 when it merged with a major Toronto-based firm, becoming Cochran, Murray & Ritchie Ltd. Sutherland remained

	with the company as a consultant. His wife, Helen had studied abroad and brought her keen eye for interior decor to the furnishing of the residence. The Sutherlands had a detached double-car garage constructed to the rear of the home in 1948. In 1960, they sold the residence to David and Eileen Waldon and moved to another home on Connaught Drive. David Waldon served as the Assistant General Manager and later the General Manager for Interprovincial Pipe Line Corporation (later Enbridge), a highly successful company that grew out of the oil boom of 1947. In 1967, the residence was again sold to William and Pauline Girgulis. William (Bill) was a lawyer with Field Hyndman Owen Blakely & Bodner before becoming a judge on the Alberta Court of Queen's Bench. The Sutherland Residence is further valued for its unique built form that incorporates Storybook Revival style elements. It was designed by local architectural firm, Blakey and Symonds and built by Charles H. Whitham at a cost of $8,800. Blakey and Symonds was a partnership between architects Richard P. Blakey (1879-1963) and Robert M. Symonds (1892-1963). Richard Blakey was born and educated in England before emigrating to Canada in 1907. The following year he joined the Alberta Department of Public Works and was appointed Provincial Architect in 1911, where he was responsible for the design of all provincial government buildings. After the dissolution of the department in 1925, he entered into a partnership with his brother William, before partnering with Symonds in 1929. Robert Symonds was also born and educated in England, emigrating to Canada in 1913 and settled in Quebec City where he worked until 1916. After serving overseas in the First World War, he worked in Toronto and Moose Jaw before arriving in Edmonton in 1928. In addition to the Sutherland Residence, the partnership of Blakey and Symonds included several school buildings in Drumheller, Stony Plain and Calgary. The firm lasted until 1934, prompting Symonds to return to England and Blakey to remain in Edmonton, working as a sole practitioner for the next decade. The house was constructed by builder Charles H. Whitham (1886-1954) was born in England and came to Edmonton in 1908, beginning an association with Western Home Builders. After serving in the First World War, he returned to Alberta, establishing his own contracting firm. In addition to the Sutherland Residence, his other notable works included the Paramount Theatre on Jasper Avenue

	and several schools and churches in the community. The English heritage and education of the residence's architects and builder is evidenced in its Storybook Revival style. This aesthetic, which developed out of the Tudor Revival style, is captured by the residence's single material stucco cladding and dramatically pitched front gable as well as its asymmetrical massing. The prominent tapered chimney centred on the front of the house, half-timbering elements, wing wall shielding the front entryway and floor-to-ceiling multi-pane windows all contribute to the home's charming English-inspired character.
Character Defining Elements	The key elements that define the heritage character of the Sutherland Residence include, but are not limited to its: – northeast orientation located on St. George's Crescent, located mid-block facing towards Ramsey Ravine; – generous set back from street; property abuts sidewalk and tree-lined boulevard; paved lane way to the rear of the residence; – landscape elements such as its: private yard featuring mature spruce trees at front and rear of building; shrubs running beneath window and chimney along front elevation; – form, scale and massing as expressed by its: two-storey height with asymmetrical massing; single material stucco cladding; cross-gabled roof with flush eaves and wooden shingles; high-pitched front facing gable; bellcast roof wings; mansard roof at rear; wing wall and recessed front entrance; arched dormer – wooden-frame construction as expressed by its: concrete foundation; half-timbering elements near front entrance; – Storybook Revival style elements as expressed by its: single material stucco cladding; asymmetrical massing; high-pitched gabled roof; bellcast eaves; decorative half-timbering elements; fixed multi-light windows with drip moulds; prominent tapered external chimney on front elevation with wrought iron décor, chimney pots and stone base; wing wall with ogee arch; studded vertical timber front door with metal strapping; parged detailing at front gabled peak; – original fenestration elements including: floor-to-ceiling, 16-over-16 single-hung wooden-sash windows with 16-over-16 storms; arched, triple-assemble, multi-light windows with wooden-sash and trim; paired 8-over-8 single-hung

	windows with wooden-sash and trim; 16-light wooden storm windows on second storey; and – additional elements including: interior stucco clad chimney; detached double-car garage with pyramidal roof and hipped dormer.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1929, the Sutherland Residence is valued for its association with the early build-out of St. George's Crescent and the influence of the Garden City Movement on the Glenora neighbourhood **(Theme – Pioneer Farms to First Suburbs)**. The Sutherland Residence is further valued for its unique built form that incorporates Storybook Revival style elements **(Theme – Architecture and Design).**
Period of Significance	1929
Chronology of Alterations	Unknown • Second storey storm windows replaced • Mansard roof addition built onto the rear of the building
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of MacKinnon Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Sutherland Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

	The home's original form, scale, and massing are intact; in general, the residence is in very good condition with a high degree of its original fabric intact. An addition was built along the rear elevation but it does not obscure the original street facing facade. Several windows in the upper storey have been replaced but they maintain the original openings and design style. – Roof: The roof structure and the roof cover, wood shingles, are in good condition; the original shingles were coloured red, green and brown. – Roof elements: The bell-cast eaves appear in good condition. – Foundation: The condition of the foundation could not be assessed. – Cladding: The stucco cladding is in good condition; some loss of paint and material near the top of the external chimney. – Windows: The home retains all its original window openings and windows with wooden elements and paint in good condition; storms on second storey windows were replaced. – Doors: The front door appears to be in good condition with its original hardware. – Chimneys: Internal and external brick chimneys are in good condition; there is some loss of stucco cladding near the top of the external chimney; some staining near the decorative elements on the external chimney. – Decorative elements: All in good condition; the half-timbering near the front entrance is intact; there is some light staining beneath the wrought iron element on the external chimney.

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Wilson Residence		
Address	40 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;133;23		
Geographic Position	53.540659	-113.551785	NAD83
Site Area	659.103		
Contributing resources	n/a		
Date of Construction	1939		
Architectural Style	Tudor Revival		
Architect	Unknown		
Builder	John A. Buchanan		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The Wilson Residence, built in 1939, is valued	**Style/Design/Construction** The Wilson Residence is valued as a stunning example of Tudor	

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(see attached worksheets)	for its association with the 1930s build-out of the Glenora. **Event/Cultural Practice** **Institution/Person** The Wilson Residence is further valued for its connection with notable Edmontonian, Senator John A. Buchanan.	Revival architecture. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	

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Caption	View of the front elevation of the Wilson Residence, looking to the northwest.
Location	40 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of the gable on the front elevation of the Wilson Residence.
Location	40 St. George's Crescent NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of the gable wall dormer on the front elevation of the Wilson Residence.
Location	40 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the half-timbering on the front elevation of the Wilson Residence.
Location	40 St. George's Crescent NW

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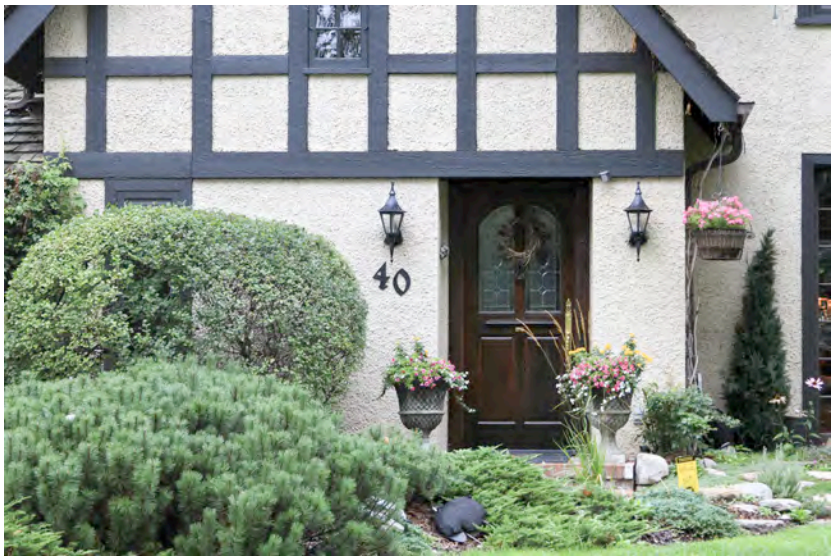
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the attached garage of the Wilson Residence.
Location	40 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entry on the front elevation of the Wilson Residence.

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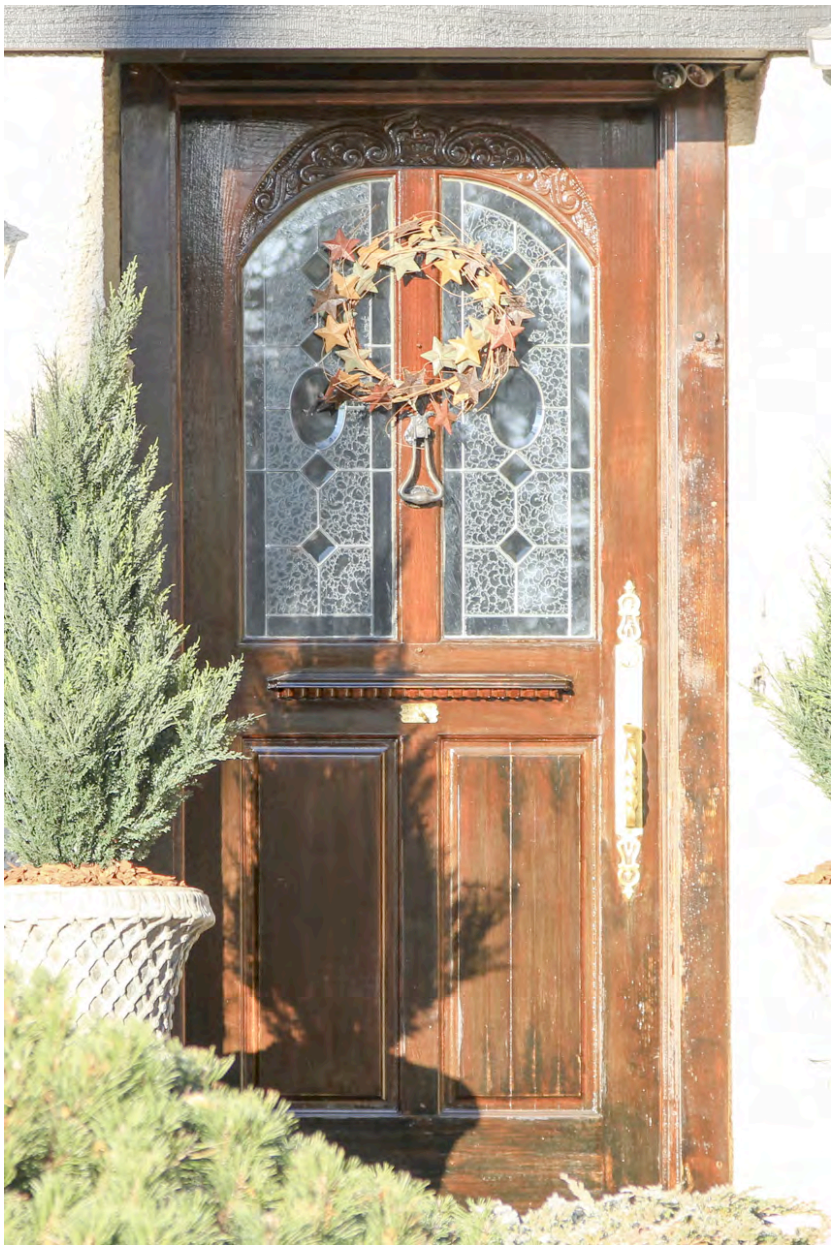
Location	40 St. George's Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the wood door of the main entryway on the front elevation of the Wilson Residence.
Location	40 St. George's Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 8 Description	
Caption	French doors located at the first story on the front elevation of the Wilson Residence.
Location	40 St. George's Crescent NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the roof of the Wilson Residence visible from the front of the residence, showing its wood shingles and brick chimney.

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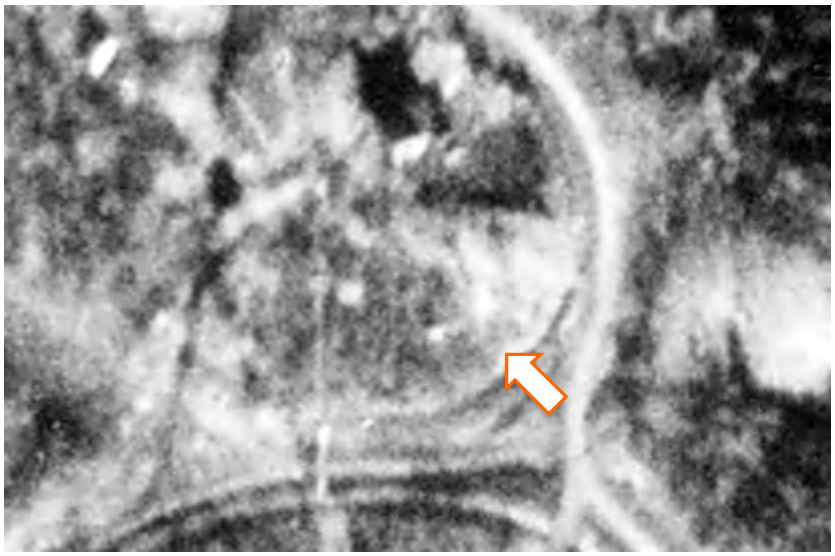
Location	40 St. George's Crescent NW
Copyright	City of Edmonton
Historic Photo	
Caption	1930 aerial image of the Wilson Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	

Municipal Heritage Planner's Mandatory Documentation

Caption	1952 aerial image of the Wilson Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Wilson Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

Historic Photo	
Caption	1976 aerial image of the Wilson Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Wilson Residence, built in 1939, is valued for its association with the build-out of the Glenora neighbourhood in the 1930s and representative of the nature of residential construction prior to the start of the Second World War (**Theme Value – The Carruthers Caveat and the Garden City Suburb**). The Wilson Residence is further valued for its connection with notable Edmontonian, Senator John A. Buchanan **(Theme Value – Administration and Politics)**. The Wilson Residence is valued as a stunning example of Tudor Revival architecture; constructed for $7,000 by original property owner, Senator John A. Buchanan **(Theme Value – Architecture and Design)**.

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Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Wilson Residence is situated on the undulating St. George's Crescent overlooking the Ramsay Ravine in the Edmonton neighbourhood of Glenora. The house is a component of an impressive collection of historic residence constructed during the first-half of the 20th century. The Wilson Residence is identifiable by its one and one-half storey height with side-gabled main roof, front-gabled one and one-half storey projection, and gabled wall dormer on the front façade. The stucco exterior is accented with half-timbering in the gables and multi-assembly multi-light windows.
Heritage Value	The Wilson Residence, built in 1939, is valued for its association with the build-out of the Glenora neighbourhood in the 1930s and is representative of the nature of residential construction prior to the start of the Second World War. The property is located in the 1911 'New Glenora' subdivision south of Stony Plain Road registered by developer James Carruthers and surveyed by Richard H. Knight. The subdivision consists of a combination of traditional gridiron layout, as well as a *Garden City Suburb* configuration. Ebenezer Howard adapted the planning style of the previously established *Garden City* movement to an urban landscape at the end of the 18th century. Knight integrated the *Garden City Suburb* plan to a portion of the neighbourhood capitalizing on its natural terrain features. Knight allowed the streets to follow the natural contours of the ravines resulting in undulating streets, such as St. George's Crescent. The 1930s development of Glenora was also reflective of the improvement of 102 Avenue transportation corridor. Long serving as a route to Edmonton's downtown core, the construction of a new bridge spanning Groat Ravine permitted the extension of streetcar service in 1912 along 102 Avenue west to Glenora. Public transportation further contributed to the attractiveness of Glenora and is reflected in the increase in residential construction in the mid-late 1930s, which tapered off prior to the Second World War. The Wilson Residence is a late example of the boom in construction in Glenora during this period. The Wilson Residence is further valued for its connection with notable Edmontonian, John A. Buchanan. Original property owner and builder, John A. Buchanan (1882-1970) of Essex County, Ontario, arrived in Edmonton in 1910. Working first as a Dominion Land surveyor in Peace River country and the Northwest Territories, before co-founding Glover and Buchanan Surveyors with Arthur

	Glover in 1912. By 1931, Buchanan had set up a contracting company constructing numerous residences in Edmonton, including architect William Blakey's 1935 Northwestern Utilities Demonstration House on 102 Avenue. Buchanan served as a Senator from 1959 to 1965, which gained him recognition throughout the province. The Wilson Residence is also valued as a stunning example of Tudor Revival architecture. Constructed at a cost of $7,000 by original property owner John A. Buchanan, the house's construction value exceeds the $5,000 threshold dictated in the Carruthers Caveat for lots along St. George's Crescent. The house's Tudor Revival style became a popular suburban style of architecture during the Inter-war period in North America. The style references medieval architectural prototypes drawing from England's Tudor period. The style arose and became popular through the public's desire for residential designs to reference historic ideals and domestic values. Ornamental half-timbering, stucco exterior, steeply pitched roofs with dormers, and numerous windows (typically casement) characterize the Tudor Revival style and are expressed by the Wilson Residence. The existence of an original attached garage indicates the stature of the house in the neighbourhood. Dr. William R.B. Wilson (1911-2000) and his wife, Loretta E. (née Corneille) only occupied the house briefly before swapping properties with fellow Glenora residents, Neil D. Maclean (1884-1961) and Grace J. (née Mineham), who lived at 46 St. George's Crescent. The Maclean's lived in the extant house from 1947 to 1961.
Character Defining Elements	Key elements that define the heritage character of the Wilson Residence include, but are not limited to its: – location on St. George's Crescent, adjacent to Ramsay Ravine in the Edmonton neighbourhood of Glenora; – siting on a trapezoid-shaped lot setback from the street; – form, scale, and massing as expressed by its: one and one-half storey height with basement; rectangle plan; side-gabled roof with front-gabled projection on the front façade; gabled bay on side of house; front-gabled wall dormer; cedar shingle roof; open soffits; – wooden-frame construction including: concrete foundation; stucco exterior; – Tudor Revival-style elements such as: decorative wood half-timbering; dormers and bay window; pointed bargeboards

	with finial at roof peak; tall windows; casement windows; recessed under upper storey overhang; multi-light glass windows; – original fenestration such as: single assembly multi-light wooden-sash casement windows; double assembly multi-light wooden-sash casement windows; single assembly diamond patterned glass casement window; recessed entry under roof of gabled projection; and – additional elements including: one-storey front-gabled garage connected to side of residence with stucco cladding, half-timbering, cedar shingle roof; red brick chimney with parged cap.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton	

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Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… The Wilson Residence, built in 1939, is valued for its association with the build-out of the Glenora neighbourhood in the 1930s and representative of the nature of residential construction prior to the start of the Second World War (**Theme Value – The Carruthers Caveat and the Garden City Suburb**). The Wilson Residence is further valued for its connection with notable Edmontonian, Senator John A. Buchanan **(Theme Value – Administration and Politics)**. The Wilson Residence is valued as a stunning example of Tudor Revival architecture; constructed for $7,000 by original property owner, Senator John A. Buchanan **(Theme Value – Architecture and Design)**.
Period of Significance	1930s
Chronology of Alterations	Unknown Dates • Front door replaced • Some of second floor windows replaced • Garage door replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The site of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable Overall the design of the residence has been maintained, with minor reversible alterations made. Environment ☒ Yes ☐ No ☐ Not Applicable The residence remains in a historic neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains the majority of its original materials with the exception of some second floor windows, front and garage doors. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable Its historic aesthetic is maintained.

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	Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be a single-family home.
Statement of Integrity	The Wilson Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Overall the Wilson Residence is in very good condition with its form, scale, and massing intact. The house also retains a high degree of integrity of its original elements. – Foundation: The concrete foundation was not observable. – Cladding: The exterior stucco cladding is in good condition with a few hairline cracks noted. No significant areas of loss were detected. The wood half-timbering is also original and in good condition. – Roof: The roof exhibits no sagging or bulges. The existing cedar shingles are in fair condition; however a number of shingles are split, curled, and/or loose. Moss growth is present on the shingles all slopes. The ridge shingles have recently been replaced. – Roof elements: Wood soffits and bargeboards are intact and original with no areas of rot evident. – Windows: The home retains all its original window openings. A number of second floor windows have been replaced, however the opening size remains intact. Storm windows are intact for all original window sashes. Window sills and trim are also in good condition; – Doors: The front door of the original recessed front entry has been replaced. – Chimney: Internal red brick chimney with parged cap is in fair condition. Cracks in parged cap, mortar loss, and unsympathetic repointing are all present and required repair. – Garage: Attached front-gabled garage is in good condition. Shingle roof possesses moss growth. Stucco, half-timbering, windows and storm windows, trim, bargeboards are all intact and in good condition. The garage door has been replaced.

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Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	MacLeod Residence		
Address	52 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	9120562;136;18A		
Geographic Position	53.539667	-113.552235	NAD83
Site Area	761.578m^2		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Storybook Revival		
Architect	William G. Blakey		
Builder	Permanent Construction Co. Ltd.		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued for its design which incorporates Storybook Revival	

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(see attached worksheets)	early build out of St. George's Crescent and the influence of the Garden City Suburb movement on the Glenora neighbourhood style elements **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the MacLeod Residence, looking to the

	north.
Location	52 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Partial view of the west gable on the rear elevation of the MacLeod Residence, looking to the southeast.
Location	52 St. George's Crescent NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Detail of the gable on the front elevation of the MacLeod Residence.
Location	52 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the main entryway on the front elevation of the MacLeod Residence.
Location	52 St. George's Crescent NW

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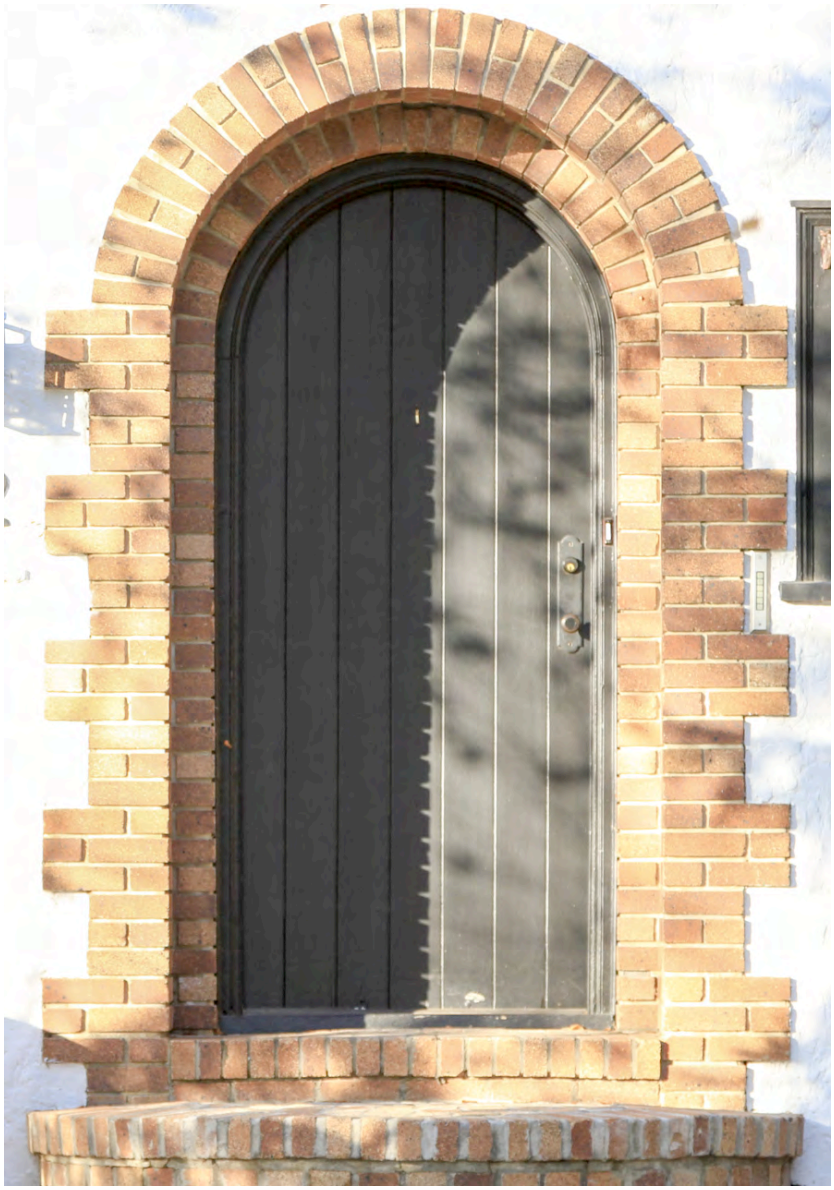
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the front door and brick door surround of the main entryway on the front elevation of the MacLeod Residence.
Location	52 St. George's Crescent NW
Copyright	City of Edmonton

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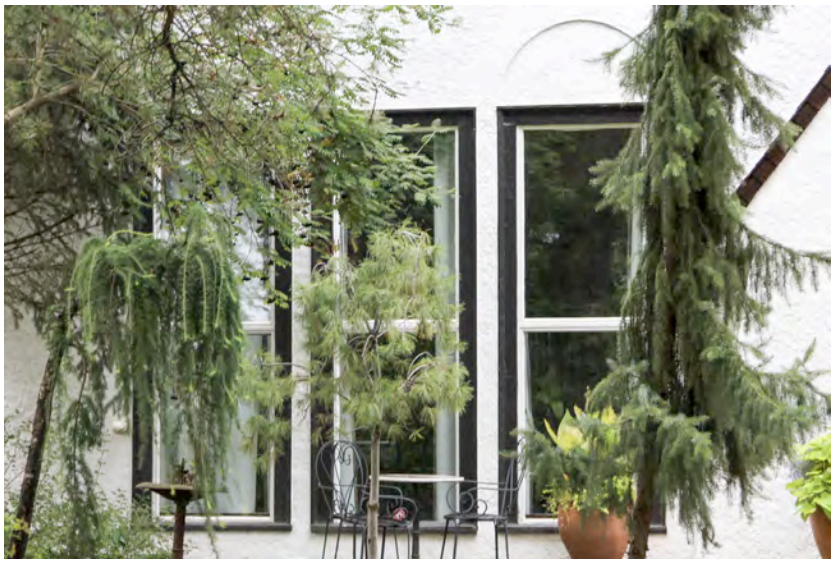
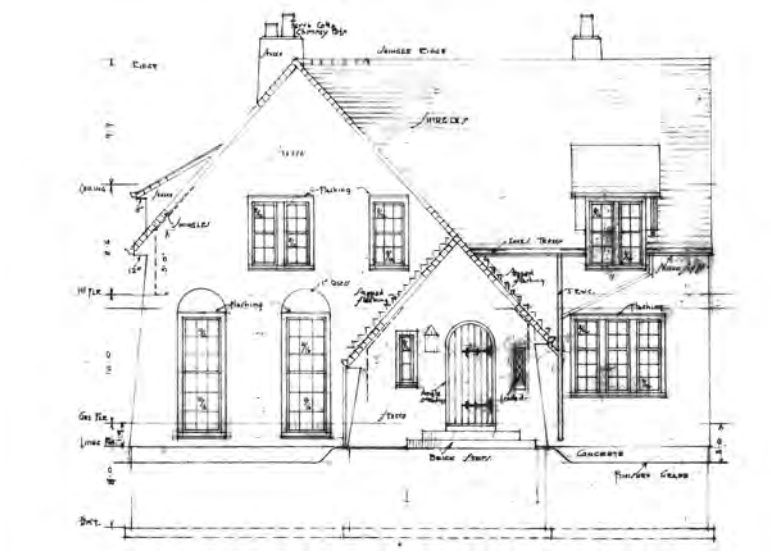
Image 6 Description	
Caption	Detail of the fenestrations on the first storey of the front elevation of the MacLeod Residence. The middle window was an addition made at an unknown time.
Location	52 St. George's Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	William Blakey's drawing of the front elevation of the MacLeod Residence.

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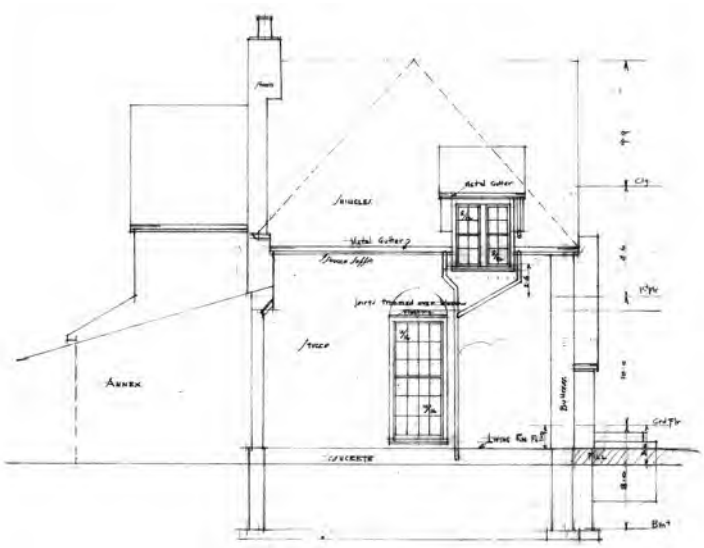
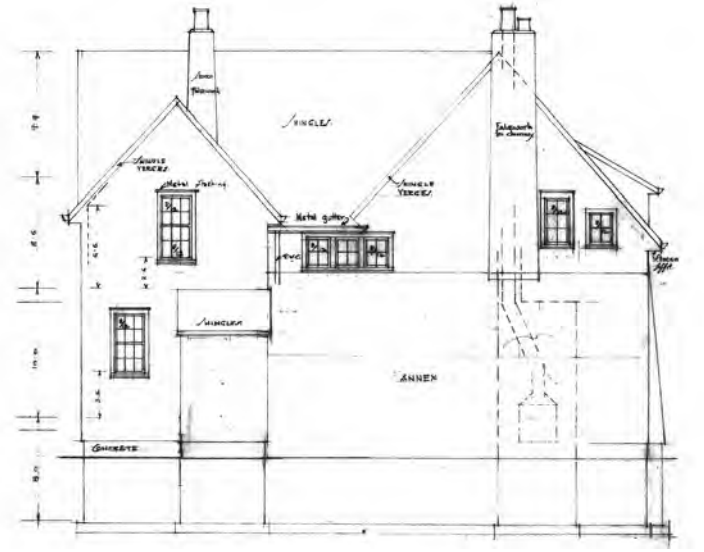
Location	52 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/56
Image 8 Description	
Caption	William Blakey's drawing of the west elevation of the MacLeod Residence.
Location	52 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/56
Image 9 Description	

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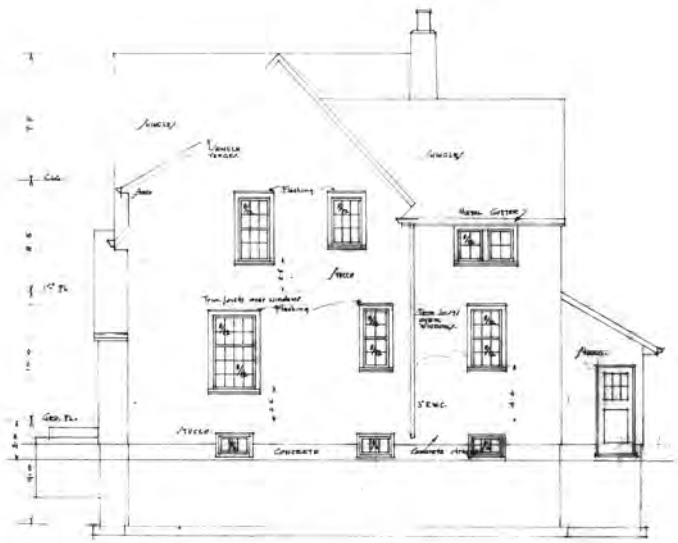
Caption	William Blakey's drawing of the rear elevation of the MacLeod Residence.
Location	52 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/56
Image 10 Description	
Caption	William Blakey's drawing of the east elevation of the MacLeod Residence.
Location	52 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/56

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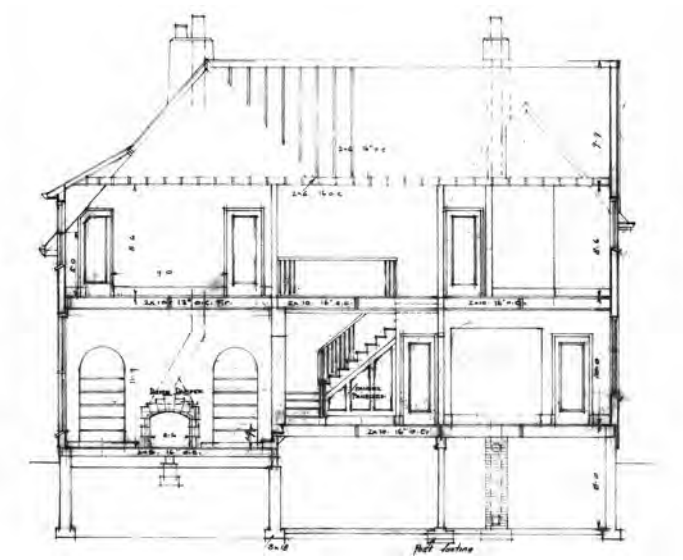
Image 11 Description	
Caption	William Blakey's cross-section drawing of the MacLeod Residence.
Location	52 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/56
Historic Photo	
Caption	James A. Hutchison in the front yard of the MacLeod Residence in 1932.

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Date	1932
Photographer	McDermid Studio, Edmonton
Copyright	Glenbow Archives, ND-3-6205
Historic Photo	
Caption	1930 aerial image of the MacLeod Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)

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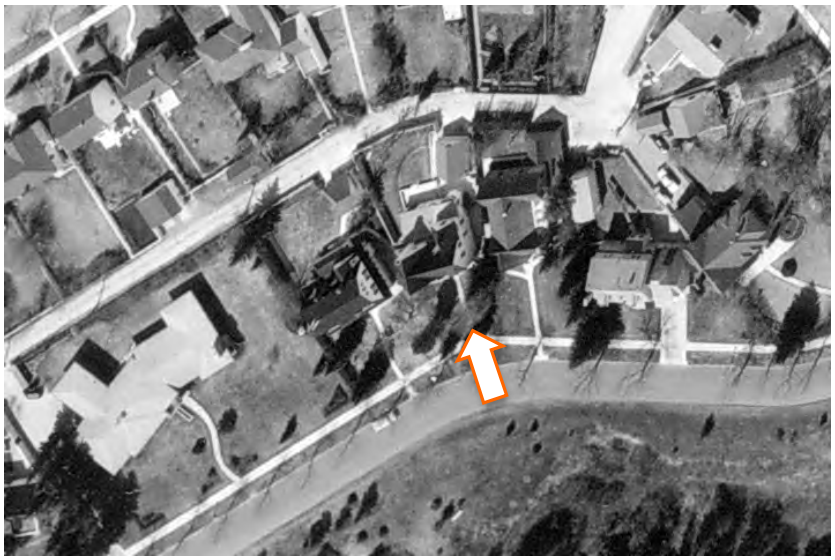
Historic Photo	
Caption	1952 aerial image of the MacLeod Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the MacLeod Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the MacLeod Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	This site is significant because… Built in 1929, the MacLeod Residence is valued for its association with the early build-out of St. George's Crescent and the influence of the Garden City Movement on the Glenora neighbourhood **(Theme – Pioneer Farms to First Suburbs).** The MacLeod Residence is further valued for its unique design which incorporates Storybook Revival style elements **(Theme – Architecture and Design).**

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Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The MacLeod Residence is located on the southern bend of St. George's Crescent, a curvilinear street in the residential neighbourhood of Glenora, overlooking Edmonton's river valley to the south. The house is deeply setback from the street and the front lawn has limited grass with both coniferous and deciduous trees flanking the concrete path to the entrance. A paved alleyway behind the residence provides access to the detached garage at the rear of the building. The stucco-clad residence is a two-and-a-half-storey, asymmetrical house with a high-pitched, cross-gabled roof and false gabled entrance with shake shingles along the verges and stucco soffits along the projecting eaves. Other features include an arched brick entryway and steps flanked by original sidelights and two internal stucco clad chimneys.
Heritage Value	Built in 1929, the MacLeod Residence is valued for its association with the early build out of St. George's Crescent and the influence of the Garden City Movement on the Glenora neighbourhood. Subdivided in 1911, the Glenora subdivision was registered by Montreal-based developer James Carruthers and surveyed by Richard H. Knight. The area south of Stony Plain Road was planned according to the principals of the Garden City Suburb movement with streets laid out to flow with the sloping terrain and natural contours of the Ramsay, Wellington, and Groat Ravines, and the North Saskatchewan River valley to the south. Large setbacks from the street and minimum house prices set at $5,000 were intended to cultivate an aesthetically pleasing environment for the city's burgeoning elites. In the mid 1920s, St. George's Crescent was only a dirt road dotted with a few houses. By the later part of the decade, newer homes were built and a gravel road installed. The MacLeod Residence was constructed for George W. MacLeod (1888-1936) and his wife, Evelyn Margaret (née MacTavish, 1893-1943). A former Alberta Land Surveyor and distinguished Lieutenant Colonel, George MacLeod served during the First World War as an organizing officer for the 49th Battalion. After the war he commanded the 1st Battalion Edmonton Regiment but MacLeod's occupation of the house was short-lived. In 1932 George was appointed Warden of the Prince Alberta Penitentiary and later the Stony Mountain institution in Winnipeg. After the MacLeod's departure in 1932, it became the property of James A. Hutchison, the Assistant Director of Forestry for the Provincial Government.

Later in his career, Hutchison would serve as the head of Parks Canada, notably overseeing the development of highways through national parks during his short tenure from 1953 to 1957. From 1942 to 1945, the residence was owned by James Nickerson, a Manager with the Royal Bank. In 1946 it was purchased by Dr. Gordon Ellis (1900-1967), a Urologist with the University and Royal Alexandra Hospitals. Dr. Ellis was a known as a gifted surgeon who dramatically improved the mortality rates for transurethral resections of the prostate gland.

In 1958 the MacLeod Residence was purchased by another surgeon, Dr. John Callaghan (1923-2004) and his first wife, Margaret (1924-2008). Dr. Callaghan was a renowned heart surgeon, known for having performed the first open heart surgery in Canada, as well as co-inventing the pacemaker. He received his medical degree from the University of Toronto in 1946 and he established the heart program at the University of Alberta in 1955. The following year, he would perform he first open heart surgery that would win him acclaim and recognition. Callaghan would continue to practice for another 35 years before his retirement in 1990. His honours include the Order of Canada (1985) and the Alberta Order of Excellence (1986). The Callaghan community in South Central Edmonton is named in his honour. In 1965, Don and Teresa Greenfield became the new owners of the residence. Don Greenfield (1932-2002) was the President of Greenfield Construction and they occupied the home until 1984.

The MacLeod Residence is further valued for its elegant and unique design which incorporates Storybook Revival style elements. It was designed by local architect William G. Blakey and built by George MacLeod's company, Permanent Construction Company. William G. Blakey (1882 – 1975) was one of the longest practicing architects in the history of Alberta. He joined the offices of Roland W. Lines, one of Edmonton's most prominent architectural firms in 1908. In 1925 he entered into a partnership with his brother, Richard P. Blakey (1879-1963), establishing Blakey and Blakey followed by several expansions in the following years. He served as President of the Alberta Association of Architects from 1924-25 and continued to adapt to new forms and design styles throughout his long career. The Storybook Revival style he employed with the MacLeod Residence was a subset of the Tudor Revival style popular in the early 20th century. The high-pitched, cross-gabled roof, single material cladding and asymmetrical facade were elements drawn

	from earlier English traditions. Other original design elements of this style include the round-arched doorway and multi-pane casement windows along the front elevation as well as the shake shingles along the gabled verges.
Character Defining Elements	The key elements that define the heritage character of the MacLeod Residence include, but are not limited to its: – south facing orientation located on St. George's Crescent, located mid-block facing Edmonton's river valley to the south; – generous set back from street; property abuts sidewalk and wide boulevard with mature trees; detached garage at rear of residence accessible from alleyway; – landscape elements such as its: private yard featuring mature coniferous and deciduous trees surrounded by mulch; limited grass coverage; – form, scale and massing as expressed by its: two-and-a-half-storey height with asymmetrical massing; single material stucco cladding; high-pitched, cross-gabled roof with asymmetrical false gable on front elevation; shake shingles over verges; projecting eaves with stucco soffits; shed dormers on west and south elevations; – wooden-frame construction as expressed by its: concrete foundation; stucco cladding; arched red brick entryway and steps; – Storybook style elements as expressed by its: single material stucco cladding; asymmetrical massing; clipped eaves; high-pitched cross-gabled roof; asymmetrical false gable at entryway; arched door and doorway with brick surround leading to curved brick stairs; – original fenestration elements including: original window openings on first and second storeys; original stand-alone sidelights at front entryway including three-pane wooden-sash window and leaded glass wooden sash window; and – additional elements including: two internal stucco clad chimneys; detached garage with gable roof.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1929, the MacLeod Residence is valued for its association with the early build out of St. George's Crescent and the influence of the Garden City Suburb movement on the Glenora neighbourhood **(Theme – Pioneer Farms to First Suburbs).** The MacLeod Residence is further valued for its design which incorporates Storybook Revival style elements **(Theme – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Unknown • Original windows replaced with vinyl windows. New arched window added to front gable peak and new window added in between two windows to left of front door on main storey.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of MacKinnon Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact, with the exception of the original windows on the first and second storey which have been replaced. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.

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Statement of Integrity	The MacLeod Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in very good condition with a high degree of its original fabric intact. – Roof: The roof structure and the roof cover, asphalt shingles, are in good condition. – Roof elements: the shake shingles along the verges are also in good condition; the stucco soffits beneath the eaves on the sides of the residence are in good condition. – Foundation: The condition of the concrete foundation could not be assessed. – Cladding: The original stucco cladding is in good condition without any signs of cracking or material loss. – Windows: The home retains all its original window openings, but most of the original windows on the first and second storey have been replaced with vinyl windows; both the sidelights flanking the front entryway are original; a new window has been added in the gable peak on the front elevation and a central window to the left of the front door. The original windows were multi-pane double-hung windows – the latter being a rare window type in Alberta. – Doors: The main entrance door appears to be in good condition with the original door hardware intact. – Chimneys: The internal chimney appears in good condition with an aluminium chimney liner added. The original chimney pots were removed. – Decorative elements: The residence features limited decorative elements, but the shake shingles along the verges are in good condition without any material loss. – Porches: The front entryway is in good condition with the brick elements intact and no loss of mortar or brick material. – Garage: The rear alley-access garage is in good condition; although the construction date is not known.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Lieberman Residence		
Address	54 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;136; 17		
Geographic Position	53.539583	-113.552481	NAD83
Site Area	948.5m²		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Dutch Colonial Revival		
Architect	William G. Blakey		
Builder	Robert McRae		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Significant as an early, remarkably intact	**Style/Design/Construction** A superior work by important Edmonton architect William	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	example of the elite, high-style homes built during Glenora's Inter-war development era.	George Blakey built in the Dutch Colonial Revival Style, which exemplifies Glenora's 'Golden Age' of architecture.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person Valued for its association with the Lieberman family of significant Edmonton community-builders.	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
	

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Caption	View of the front elevation of the Lieberman Residence, looking to the north.
Location	54 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and west (left) elevations of the Lieberman Residence, looking to the northeast.
Location	54 St. George's Crescent NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the rear (left) and west (right) elevations of the Lieberman Residence, looking to the east.
Location	54 St. George's Crescent NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the main entryway and second storey shed dormer on the front elevation of the Lieberman Residence.
Location	54 St. George's Crescent NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Lieberman Residence.
Location	54 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of a 12-over-12 hung wood window with multi-light wood storm on the front elevation of the Lieberman Residence.
Location	54 St. George's Crescent NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of one of two flat-roof dormers on the front elevation of the Lieberman Residence.
Location	54 St. George's Crescent NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the gambrel west elevation of the Lieberman Residence with exterior, parged chimney.
Location	54 St. George's Crescent NW
Copyright	City of Edmonton

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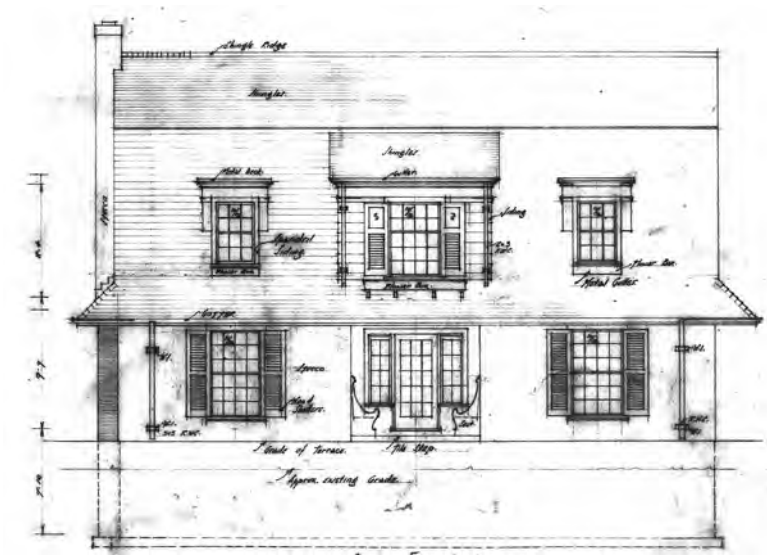
Image 9 Description	
Caption	William Blakey's drawing of the front elevation of the Lieberman Residence.
Location	54 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/41
Image 10 Description	
Caption	William Blakey's drawing of the west elevation of the Lieberman Residence.
Location	54 St. George's Crescent NW

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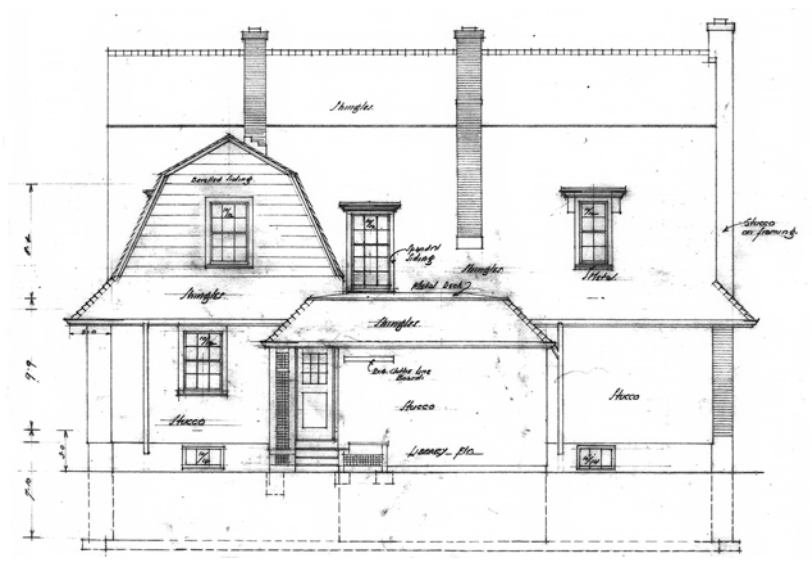
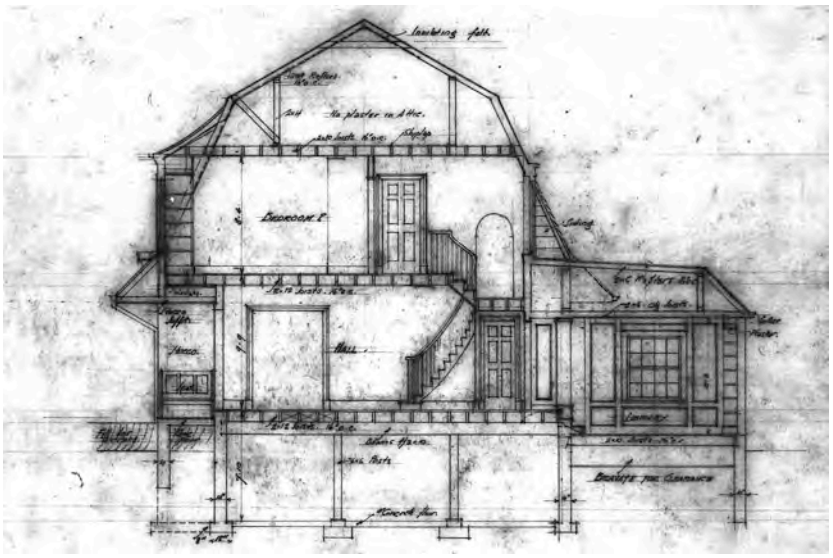
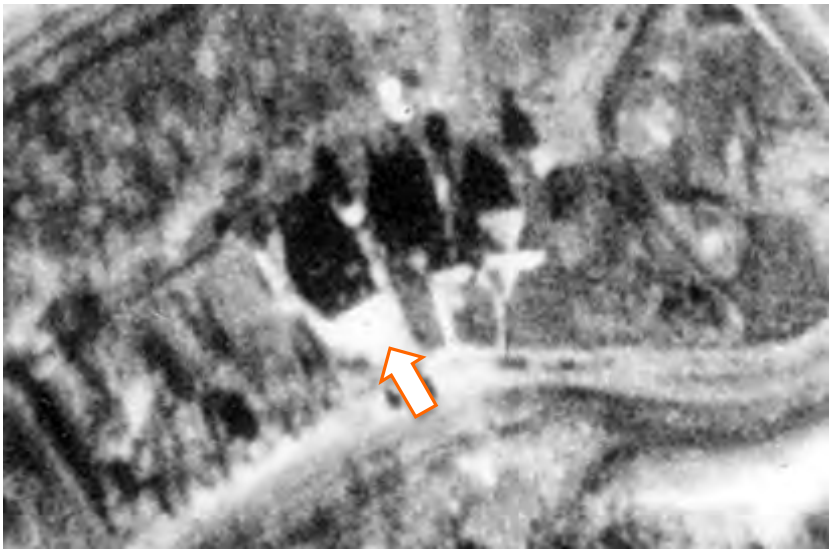
Copyright	Provincial Archives of Alberta, PR1967.0100/41
Image 11 Description	
Caption	William Blakey's drawing of the rear elevation of the Lieberman Residence.
Location	54 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/41
Image 12 Description	
Caption	William Blakey's drawing of the east elevation of the Lieberman Residence.

Municipal Heritage Planner's Mandatory Documentation

Location	54 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/41
Image 13 Description	
Caption	William Blakey's cross-section drawing of the Lieberman Residence.
Location	54 St. George's Crescent NW
Copyright	Provincial Archives of Alberta, PR1967.0100/41
Historic Photo	
Caption	The Lieberman Residence as it appeared in 1930.

Municipal Heritage Planner's Mandatory Documentation

Date	1930
Photographer	McDermid Studio, Edmonton
Copyright	Glenbow Archives, ND-3-5503
Historic Photo	
Caption	1930 aerial image of the Lieberman Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)

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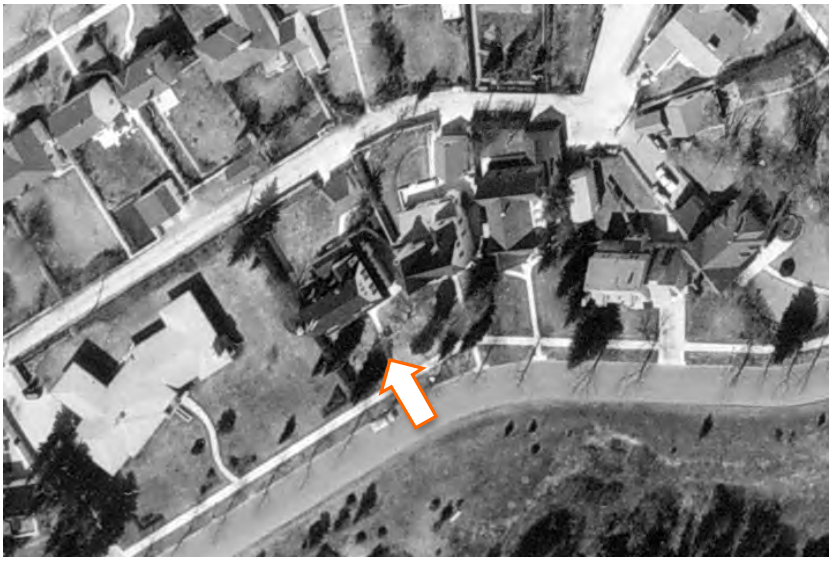
Historic Photo	
Caption	1952 aerial image of the Lieberman Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Lieberman Residence.
Date	1965

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Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Lieberman Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The 1929 Lieberman Residence possesses heritage value as an early, remarkably intact example of the elite, high-style homes built during Glenora's Inter-war development era. The home's large, beautifully landscaped front yard also makes an important contribution to the significant St. George's Crescent streetscape **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1929 Lieberman Residence, a superior work by important Edmonton architect William George Blakey (1885-1975), R.A.I.C. built in the Dutch Colonial Revival Style, exemplifies Glenora's 'Golden Age' of architecture **(Theme Value – Architecture and Design).** The Lieberman Residence also possesses person value for its association with the Lieberman family of significant community-builders, both outside and within Edmonton's Jewish community **(Person Value).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1929 Lieberman Residence is a stately one and one-half-storey, symmetrical Dutch Colonial Revival-style house with a wooden-shingled, side-gambreled roof. The front façade on the main level features a deeply overhanging skirt roof above stucco cladding, and a recessed front entry with multi-light door and sidelights flanked by very tall multi-light windows. The upper level is built within the roofline, has a large bell-cast shed dormer between two flat-topped dormers. The house is situated on a large, deep 948.5 square-metre lot facing onto a scenic residential drive with landscaped front setbacks and city boulevards with mature street trees. The residence is located in the south-central part of the inner city residential community of Glenora, on St. George's Crescent, overlooking the North Saskatchewan River valley.
Heritage Value	The 1929 Lieberman Residence possesses heritage value as an early, intact example of the elite, high-style homes built during Glenora's Inter-war development era. As with many Inter-war homes, a popular Period Revival style was adopted, in this case re-interpreting the early Dutch colonial houses of the Atlantic seaboard. The home's large, beautifully landscaped front yard makes an important contribution to the significant St. George's Crescent streetscape. The Lieberman Residence is situated in developer James Carruthers' early 20th century Glenora subdivision. Surveyor Richard H. Knight laid out this land (between Stony Plain Road and the North Saskatchewan River valley) in three parts, including a *Garden City Suburb* area, east of 136 Street where the house is located. The streets of this Garden City Suburb follow the slopes and contours of the Ramsay and Wellington Ravines, and the river valley, the curvilinear residential streets of St. George's Crescent, forming its western part. The Carruthers Caveat controlled deep minimum front and side setbacks as well as house values; the Lieberman Residence cost about $14,500. In June 1929, owner Moses Lieberman acquired a permit to build on a scenic lot overlooking the river valley, and engaged architect William G. Blakey and contractor Robert McRae. The 1929 Lieberman Residence, a superior work by important Edmonton architect William George Blakey (1885-1975), R.A.I.C., built in the Dutch Colonial Revival Style, exemplifies Glenora's 'Golden Age' of architecture. William and brother Richard Palin, both prominent Edmonton architects, had been born and educated

	in England, studying at the same schools and training under the same architect. William had joined his brother at the Alberta Department of Public Works under Allan M. Jeffers in 1907, and moved to private practise by 1909. Blakey created an interesting interpretation of a Dutch Colonial home, with a skirt roof below the gambrel with deep overhanging eaves. Definitive elements of the style exhibited by the house are its side-gambrel roofline, symmetrically balanced fenestration about a prominent front entry and flat-roofed dormers with entablatures. The skilled traditional detailing gives the home a sense of permanence. By 1920, prototypes of revival houses were well studied, and homes built from 1920 to 1930 often had accurate detailing, as with Blakey's specifications: tall sash windows in single assemblies with multiple lights in both lower and upper sashes and functional shutters with hardware. One of the province's longest practising architects, William served a term as President of the Alberta Association of Architects from 1924-25. He became best known for his modernist works, including the streamlined Moderne 1938 Eaton's store, the landmark 1940 Garneau Theatre and his own 1946 International Style Glenora residence. The Lieberman Residence also possesses person value for its association with the Lieberman family of significant community-builders, both outside and within Edmonton's Jewish community. They constructed the home, and were its first owners and very long-time residents from 1929 through 1985. Moses (1891-1985) was inducted into Edmonton and Alberta Sports Halls of Fame, as well as the Canadian Football Hall of Fame due to his career as an athlete, referee, manager, and president with the Edmonton Eskimos football team, and his involvement with reviving the modern football club in 1949. Born and educated in Ontario where he obtained his masters in mining engineering, he came west as a surveyor in 1912. Within a few years he articled for the law and established the Friedman and Lieberman firm where he worked while living in the home until his retirement. His wife Emily (née Sereth, 1894-1964) had emigrated from Austria in 1905; she served with many causes including the National Council of Jewish Women executive. Their son Samuel (1922-2012), raised in the home, was a distinguished Appeal Court Justice.
Character Defining Elements	Key elements that define the heritage character of the Lieberman Residence include, but are not limited to its:

	- setting on a scenic, curvilinear residential street with grassy city boulevards and mature street trees; across the street from the MacKinnon Ravine natural area with view overlooking the North Saskatchewan River valley; a few lots west of the Ramsay Ravine natural area; - location and orientation on a large, deep lot and setbacks on all sides; relation to MacKinnon and Ramsay Ravine natural areas; - landscape elements including: deep landscaped setbacks; mature hedge, and deciduous and coniferous trees; - form, scale and massing as expressed by its one and one-half-storey rectangular plan with long façade; side-gambreled roof and hipped skirt roof with deep overhanging eaves, both with wooden shingles; flat-roofed dormers flanking shed-roofed dormer with bellcast eaves on front façade; flat-roofed rear dormers; original rear extension with central one-storey, flat-roofed library and northeast one and one-half-storey, gambrel-roof bedroom with kitchen below; flush verges with moulded wooden bargeboards; plain soffits; - construction materials as expressed by its: wooden frame structure; lapped-wood siding in gables and on dormers; stucco cladding on lower level and upper part of west external chimney; concrete foundation; wooden trim, decorative elements and windows; brick chimneys; - Dutch Colonial Revival-style details such as its: exaggerated side-gambrel roofline with rear cross gambrel; dormers; symmetrically balanced fenestration, prominent front entry with side-lights, multi-light hung windows, projecting eaves; decorative wooden elements such as entablatures, functional custom shutters with hardware, flower boxes and built-in seating; - original fenestration including: tall 12-over-12 wooden-sash single-hung windows with 24-light wooden storm windows, 8-over-8 wooden-sash single-hung windows with 16-light wooden storm windows, 8-over-12 single-hung wooden-sash windows, and tall 6-light fixed wooden-sash window on the main storey; 6-over-6 and 8-over-12 single-hung wooden-sash windows on the upper storey; two pairs of 6-light half-arch wooden-sash casement windows at attic level, one flanking chimney and other in triple assembly flanking 6-light window; original 15-light wooden front door with 8-light sidelights; and - additional exterior architectural details including: front entry porch with original wooden door and sidelights flanked by original custom seats; original metal light fixture; enclosed

	stucco rear porch; stucco-clad, corbelled external chimney with brick at main level on west elevation and two very tall, corbelled, red-brick internal chimneys on rear elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The 1929 Lieberman Residence possesses heritage value as an early, remarkably intact example of the elite, high-style homes built during Glenora's Inter-war development era. The home's large, beautifully landscaped front yard also makes an important contribution to the significant St. George's Crescent streetscape **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The 1929 Lieberman Residence, a superior work by important Edmonton architect William George Blakey (1885-1975), R.A.I.C. built in the Dutch Colonial Revival Style, exemplifies Glenora's 'Golden Age' of architecture **(Theme Value – Architecture and Design).** The Lieberman Residence also possesses person value for its association with the Lieberman family of significant community-builders, both outside and within Edmonton's Jewish community **(Person Value).**
Period of Significance	1930s
Chronology of Alterations	1950 - home built on adjacent lot to the west Between 1965 and 1986 - original garage altered removing east hip on roof Unknown - very small rear (north) extension with bay window 2004 - adjacent home demolished, currently landscaped grounds
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on its deep lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing; main stylistic features are intact and are not affected by the very small rear (north) extension of the kitchen with bay window. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, city boulevards and mature street trees, is intact, as is the landscaping of the Lieberman Residence. Materials ☒ Yes ☐ No ☐ Not Applicable

	The house retains its authentic materials: wood, stucco and brick. Workmanship ☒ Yes ☐ No ☐ Not Applicable The very high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and the streetscape, with many original homes, has not changed and conveys a strong historical sense of the development of St. George's Crescent which evolved from the 1920s through 1950s. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Inter-war development has been retained.
Statement of Integrity	The Lieberman Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in excellent condition with essentially all of its original fabric. A very small rear (north) extension of the kitchen with bay window does not affect the main façades. - Roof: the roof structure is in very good condition; the roof covering of wooden shingles is authentic to the original home and design drawings; the ridge of shingles has not been retained. - Roof elements: the skirt roof and dormers have been retained and are in very good condition. - Foundation: the concrete foundation is structurally intact with no obvious cracks or failures. - Cladding: the original stucco cladding is in excellent condition, as is the wooden siding with no visible wood or paint failures. - Windows: the home retains all its original window openings and wooden sashes; paint on wooden window sashes and trim is in very good condition. - Doors: Original front door, and sidelights are retained and in very good condition with no paint failures. - Chimneys: internal and external chimneys are very good condition with no stucco, brick or mortar failures. - Decorative elements: wooden seating, shutters and moulded bargeboards have been retained and are in good condition

	with no visible paint failures; original light fixture is in good condition; the flower boxes have not been retained but there are authentic wooden replacements in the front flat-roofed dormers. - Porches: the open front porch with decorative seating surround is in very good condition, including the original light fixture; original tiled front steps have been replaced with slate, new steps are in good condition; the rear entry porch is in very good condition. - Garage: between 1965 and 1986 the original garage was altered/reduced and east hip on roof removed. The door appears early with the exception of the bank of windows.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Biglow Residence		
Address	73 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;134;6		
Geographic Position	53.540072	-113.554018	NAD83
Site Area	547.4m²		
Contributing resources	n/a		
Date of Construction	1947		
Architectural Style	Streamline Moderne		
Architect	Unknown		
Builder	Keith Construction Co.		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued as an intact, modernistic example	**Style/Design/Construction** Significant as a rare Streamline Moderne Style home in Glenora.	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	of the stylish homes built during Glenora's Post-war development era. Activity value as the residence of three Canadian National Railway (CNR) executives. Event/Cultural Practice Landmark/Symbolic Value Institution/Person
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Municipal Heritage Planner's Mandatory Documentation

Image 1 Description	
Caption	View of the front elevation of the Biglow Residence, looking to the north.
Location	73 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Partial view of the front (right) and west (left) elevations of the Biglow Residence, looking to the northeast.
Location	73 St. George's Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 3 Description	
Caption	View of the west elevation of the Biglow Residence, showing its attached garage. Looking to the southeast.
Location	73 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the rounded corner at the front and east elevation of the Biglow Residence, showing its glass block windows and canopies.

Municipal Heritage Planner's Mandatory Documentation

Location	73 St. George's Crescent NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Biglow Residence.
Location	73 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	

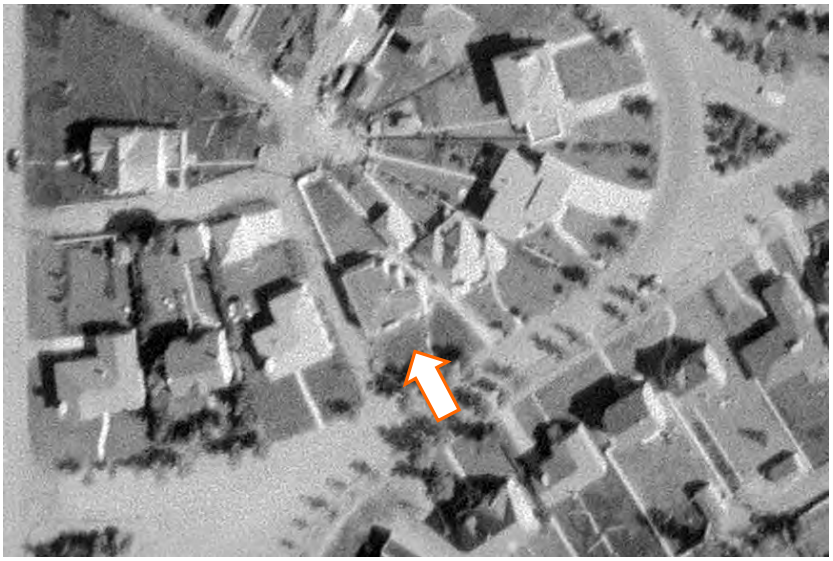
Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the double assembly window and glass block basement window on the front elevation of the Biglow Residence.
Location	73 St. George's Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the internal chimney on the front elevation of the Biglow Residence.
Location	73 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the two double assembly wood windows on the southwest corner of the Biglow Residence.
Location	73 St. George's Crescent NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the metal coping and cornice of the Biglow Residence.
Location	73 St. George's Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Biglow Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Biglow Residence.

Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Biglow Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The 1947 Biglow Residence is significant as an intact and rare modernistic example of the stylish homes built during Glenora's Post-war development era **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Biglow Residence possesses architectural value as a rare Streamline Moderne Style home in Glenora **(Theme Value – Architecture and Design).**

Municipal Heritage Planner's Mandatory Documentation

	The Biglow Residence also possesses activity value for its association with its long-term owners from 1948-1968, the Canadian National Railway (CNR), who used the house as a residence for their upper management **(Activity Value).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1947 Biglow Residence is a one-storey, Streamlined Moderne-style house with smooth stucco cladding. The façade has a very shallow projecting west bay with corner-assembly windows and a curving southeast bay with an open front entry and large, curving glass-block windows. The low, horizontal house features coping and a speed-line cornice along the flat roofline, and double-assembly four-pane windows oriented horizontally. The house is situated on a large, deep 547.4 square-metre triangular lot facing onto a quiet residential drive with landscaped front setbacks and mature city street trees. The residence is located in the southeast part of the inner city residential community of Glenora, on St. George's Crescent and a short distance from Ramsay and MacKinnon Ravines, and North Saskatchewan River valley.
Heritage Value	The 1947 Biglow Residence is significant as an intact and rare modernistic example of the stylish homes built during Glenora's Post-war development era. Its Moderne style was fashionable from the 1930s through the early Post-war period. The Biglow Residence is situated in the early 20th century Glenora subdivisions developed by James Carruthers, located between Stony Plain Road and the North Saskatchewan River valley. The subdivision includes a *Garden City Suburb* area east of 136 Street with streets following the terrain and contours of Ramsay and Wellington Ravines, and the river valley. The western part comprises the curvilinear residential streets of St. George's Crescent where the residence is located, although it is on an inside leg of the crescent, not on the ravine, originally named Victoria Crescent. In addition to its layout, the Garden City Suburb is also controlled by the 1911 Carruthers Caveat, which enforces minimum front and side setbacks as well as house values; the Biglow Residence, subject to a $5,000 minimum value, had an estimated cost of $9,000. The Biglow Residence possesses architectural value as a rare Streamline Moderne Style home in Glenora. In August 1946 Victor Biglow, who was living at 94 St. George's Crescent, obtained a building permit to construct a home on a deep triangular lot on this lot with Keith Construction Co. as the contractor. Ellis Vee Keith (1919-1985) began building homes in 1944 in Calgary while working at the local Land Titles office. The home was built in the Streamline Moderne style which had become popular from the 1930s, following the emergence of streamlined industrial design for ocean

	liners and vehicles. Stylistic elements of the house which show this machine aesthetic are its asymmetrical façade clad in smooth, cream-coloured stucco with two contrasting bays: to the northeast a curving bay with large curved, glass-block windows with curved metal awnings; and to the southwest an angular projecting west bay with windows grouped on its square corner. Decoration is sparing and emphasizes streamlined, horizontal lines such as the coping and speed-line cornice along the flat roofline, and horizontal glass-block foundation strips. The quality of workmanship by the builder is evident in the curving surfaces, stucco work and glass block. Keith would later grow his ventures through various partnerships, expanding to western Canada and building entire communities by the early 1950s, and becoming an industry leader by the 1960s. In 1948, the home's owner Victor Biglow (1898-1973), the proprietor of the Coney Island Coffee Shop, and his wife Ivy (née Wright, 1903-1987) resided in the home only briefly. Later that year the couple repatriated to Seattle where they ran their own grocery store before retiring. The Biglow Residence also possesses activity value for its association with its long-term owners from 1948-1968, the Canadian National Railway (CNR), who used the house as a residence for their upper management. Francis Keefe was the first General Superintendent of the Alberta district to reside in the home. When Keefe took up the same position in British Columbia in 1949, his replacement, John Cooper, moved to the home with his wife Elizabeth. By 1951 had Cooper left to take over the 1000-mile Northern Alberta system, and was in turn replaced by Roger Graham. Roger and his wife Helene became long term occupants through 1968, remaining as residents when Roger was promoted to Vice President, Mountain Region in 1960. The CNR was still expanding during this period, although it had been operating since 1918 when it was formed by the government to take over and run the assets of insolvent railways. Graham was credited for his foresight and involvement in building the Alberta Resources Railway in the late 1960s to serve resource-based industries in northwestern Alberta.
Character Defining Elements	Key elements that define the heritage character of the Biglow Residence include, but are not limited to its: - setting on a quiet, curvilinear residential street with mature street trees with side yard along the lane;

	- location and orientation on a deep, triangular lot and setbacks on all sides; relation to MacKinnon and Ramsay Ravine natural areas; - landscape elements including: deep landscaped setbacks; mature deciduous and coniferous trees; - form, scale and massing as expressed by its one-storey irregular plan narrowing at the rear in three stepped-in bays to accommodate lot; curving northeast bay; very shallow projecting southwest bay on front façade with chimney set in corner; flat roof with parapet with metal coping and speed-line cornice; - construction materials as expressed by its: wooden-frame structure; concrete foundation; smooth stucco cladding on walls, chimney and foundation; wooden trim, doors and windows; glass-block foundation strips and windows; - Streamline Moderne-style details such as its: asymmetrical façade with smooth, cream-coloured stucco and sparse decoration; horizontal lines created by its low, horizontal massing, flat roofline with streamlined coping and speed-line cornice, horizontal glass-block foundation strips, and windows with horizontal orientation; curving, streamlined southeast corners with curving glass-block windows with curved metal awnings above; corner groupings of windows; - original fenestration including: double assemblies of wide, 2-over-2 wooden-sash hung windows with 4-light wooden storm windows, some in corner assemblies; large glass-block windows curving around northeast corner with curved, bracketed metal canopies with scalloped edge; and 4-over-4 hung wooden-sash windows with 8-light wooden storm windows on the main storey; horizontal glass-block window strips in the foundation, and 8-light wooden storm windows at basement level; plain wooden sills and trim; original internal 3-light (ribbon lights in chevron pattern) wooden front door with plain wooden trim; and - additional exterior architectural details including: front entry porch with three-light wooden door and hardware, horizontal wrought iron metal railings; wide, low, stucco-clad external chimney on front façade; integrated garage on west façade with lane access.

4. Additional Information

Municipal Heritage Planner's Mandatory Documentation

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The 1947 Biglow Residence is significant as an intact and rare modernistic example of the stylish homes built during Glenora's Post-war development era **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Biglow Residence possesses architectural value as a rare Streamline Moderne Style home in Glenora **(Theme Value – Architecture and Design).** The Biglow Residence also possesses activity value for its association with its long-term owners from 1948-1968, the Canadian National Railway (CNR), who used the house as a residence for their upper management **(Activity Value).**
Period of Significance	1946 to 1959 (Post WWII and Oil Boom and Early Modern)
Chronology of Alterations	n/a
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on its deep lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, and massing, and its main stylistic features are intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks and mature city street trees, is intact, as is the landscaping of the Biglow Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood, glass block and stucco. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of Glenora's Post-war development.

Municipal Heritage Planner's Mandatory Documentation

	Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war development has been retained.
Statement of Integrity	The Biglow Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are unchanged; the residence is in very good condition, retaining most of its original fabric. - Roof: the roof structure including the parapet is in good condition with no staining or other evidence of failures in the stucco at the roofline. - Roof elements: the metal coping and the metal speedline cornice are in good condition; there are some paint failures on the metal; the metal cornice has been flashed sometime in last 10 years. - Foundation: the concrete foundation is structurally intact with no obvious cracks or failures. - Cladding: the original stucco cladding on the walls and foundation is in good condition, with a few paint failures on some corners. - Windows: the home retains all its original window openings, glass-block strips and wooden sashes and storms; paint on wooden window sashes and trim is in good condition with rare paint failures. - Doors: Original front door and hardware are retained and in good condition; hinges are painted; the external storm door looks new but frames rather than covers the original door. - Chimneys: external stucco chimneys is in good condition with minor paint failures on the cap. - Decorative elements: metal awnings and horizontal glass-block strips have been retained and are in good condition. - Porches: the front porch is in very good condition, including the original railing; concrete steps may be original, they are covered by carpet and in good condition. - Garage: the original integrated garage has been retained and is in good condition apart from stucco failures at the upper corners of the garage door; garage door has been replaced.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Taylor Residence		
Address	92 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	280AF;133;20,21		
Geographic Position	53.540709	-113.552538	NAD83
Site Area	1,485.93		
Contributing resources	n/a		
Date of Construction	1932		
Architectural Style	Tudor Revival		
Designer	Ernest E. Litchfield		
Builder	Ernest E. Litchfield		
Original Use	Residence		
Current Use	Residence		
Criteria of Significance (see attached	**Activity/Theme** Unique example of the form and quality of residential	**Style/Design/Construction** Connection with Edmonton architect and contractor, Ernest Litchfield. Born in	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	construction in Glenora during the Great Depression, and also reflects the build-out of Glenora south of Stony Plain Road in the 1930s **Event/Cultural Practice** **Institution/Person** Connection with its early owners prominent Edmonton businessmen James Mitchell Taylor and Hugh Pearson	Nottingham in 1897, he worked as a painter's apprentice under his father before immigrating to Canada in 1913 Elegant expression of Tudor Revival architecture **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Municipal Heritage Planner's Mandatory Documentation

Image 1 Description	
Caption	View of the front elevation of the Taylor Residence, looking to the north.
Location	92 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the west portion of the front elevation of the Taylor Residence, looking to the north.
Location	92 St. George's Crescent NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the west elevation of the Taylor Residence, looking to the north.
Location	92 St. George's Crescent NW
Copyright	City of Edmonton

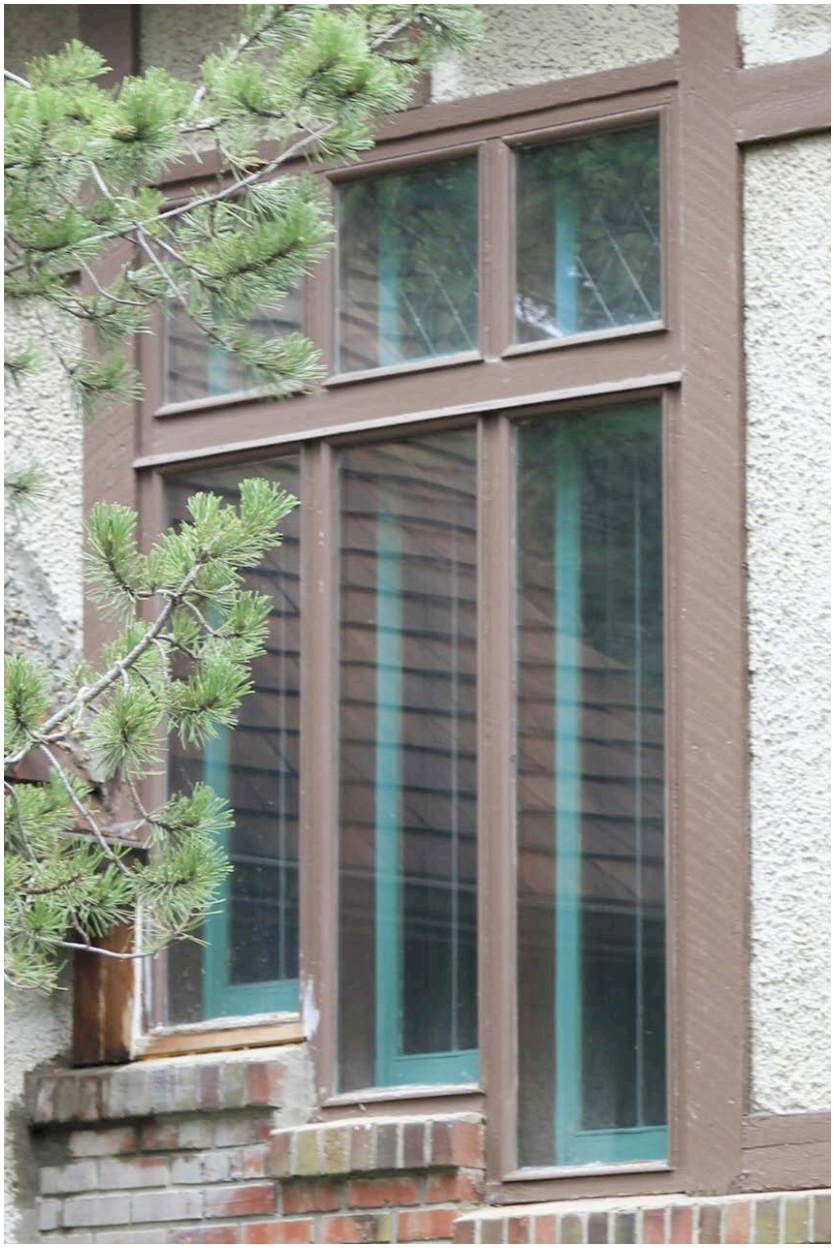
Municipal Heritage Planner's Mandatory Documentation

Image 4 Description	
Caption	Detail of the two-storey gable project on the front elevation of the Taylor Residence, and exterior brick chimney on the east elevation.
Location	92 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	Detail of the brickwork in the gable peak on the east portion of the front elevation of the Taylor Residence.
Location	92 St. George's Crescent NW
Copyright	City of Edmonton

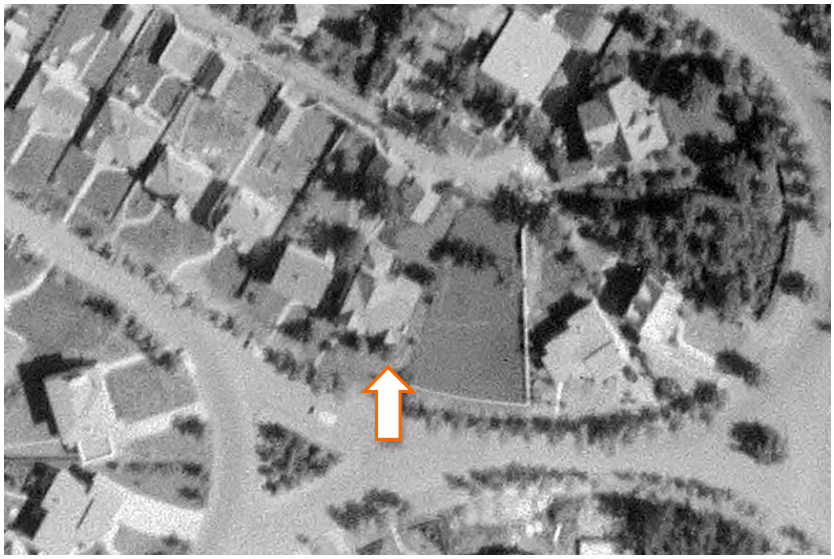
Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detail of the unique stepped window assembly on the second storey of the front elevation of the Taylor Residence.
Location	92 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of the window assembly in the gable peak on the west portion of the front elevation of the Taylor Residence.
Location	92 St. George's Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the interior brick-clad chimney on the west elevation of the Taylor Residence.
Location	92 St. George's Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Taylor Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Taylor Residence.

Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Taylor Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Taylor Residence, built in 1932, is a unique example of the form and quality of residential construction in Glenora during the Great Depression, and also reflects the build-out of Glenora south of Stony Plain Road in the 1930s **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Taylor Residence is further valued for is connection with its early owners prominent Edmonton businessmen James Mitchell Taylor

Municipal Heritage Planner's Mandatory Documentation

	and Hugh Pearson **(Theme Value – Transportation and Communication)**. The Taylor Residence is also valued for its connection with Edmonton architect and contractor, Ernest Litchfield. Born in Nottingham in 1897, he worked as a painter's apprentice under his father before immigrating to Canada in 1913 **(Theme Value – Architecture and Design)**. The Taylor Residence is also valued as an elegant expression of Tudor Revival architecture (**Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Taylor Residence is an elegant one and one-half storey residence sited on a large trapezoid-shaped lot in Edmonton's historic Glenora neighbourhood. Set back on the lot, the residence is one of a collection of historic homes on St. George's Crescent. The house's brick and stucco exterior with half-timbering, multiple peaked roofs, and multi-assembly leaded glass windows and diamond patterned leaded glass windows make the residence highly identifiable.
Heritage Value	The Taylor Residence, built in 1932, is a unique example of the form and quality of residential construction in Glenora during the Great Depression, and also reflects the build-out of Glenora south of Stony Plain Road in the 1930s. Glenora underwent multiple phases of development from the time it was first surveyed in 1906; which is reflected in the scale and design of the neighbourhood's historic resources. James Carruthers had the land north of present day Stony Plain Road subdivided first in 1906, and a number of the neighbourhood's earliest residences were constructed in this area; however, they were sparsely laid out. In 1911, Carruthers subdivided the reminder of his land south of Stony Plain Road. Simultaneously he established the Carruthers Caveat to control the quality of residential development in the area. The Caveat addressed the construction and placement of homes on lots. Aspects of the Carruthers Caveat were in line with the tenants of the *Garden City Suburb*, a planning movement popularized in North America in the early 20th century, which incorporated aspects from Sir Ebenezer Howard's 1898 *Garden City* concept of urban planning. The Caveat and *Garden City Suburb* advocated for the establishment of solely residential enclaves with green space for public and private use, controlled setbacks and designs. Neighbourhoods developed under the *Garden City Suburb* plan were to compliment and integrate the development into the surrounding landscape. Glenora's curved streets following the contours of the land rather then the grid street layout of the 1906 Glenora and 1907 Capital Hill subdivisions, reflects this tenant. The neighbourhood's proximity to downtown Edmonton and the nature of the Carruthers Caveat made Glenora a desirable enclave for Edmonton's wealthy residents and professionals. The Taylor Residence was constructed during the Great Depression. In many parts of the city, and province, construction slowed significantly during this period of economic uncertainty. However, during the

Depression, a number of residences were constructed in Glenora with approximately 20 permits issued. The scale and design of the residence reflects the economic position of the Taylors, as well as the continued high standard of construction in Glenora even during the Depression.

The Taylor Residence is further valued for is connection with two of its early owners: prominent Edmonton businessmen James Mitchell Taylor and Hugh Pearson. Taylor (1888-1958) and Pearson (1887-1979), having both served in the First World War, joined forces following the end of the war to form Radio Supply Co Ltd., later known as Taylor and Pearson Ltd. The company imported and sold radios and radio components, many of which they had seen while fighting in Europe and were more advanced than those available in Canada. While their business grew, they recognised the lack of radio programming available in Edmonton and established GFCK in 1924.They operated the station for a few years before selling it to the University of Alberta. This would not be their last foray into radio stations eventually gaining interest in 10 stations. The company would become Taylor, Pearson, Carson Ltd. following the Second World War. At its peak, the company employed over 1000 people, expand into television, and serve Edmonton, Calgary, and Lethbridge.

The Taylor Residence is valued for its connection with Edmonton designer and contractor, Ernest Litchfield. Born in Nottingham in 1897, he worked as a painter's apprentice under his father before immigrating to Canada in 1913. He would work first as a painter before transitioning to general contractor and eventually also designing houses. Litchfield was known for his 'English Cottage' style of houses, an influence of his British roots. His houses were characterized by shingled roofs, leaded glass windows, and stucco exterior. The extant house is one of a handful of known houses built by Litchfield in Glenora.

The Taylor Residence is also valued as an elegant expression of Tudor Revival architecture. The home was constructed for James and Nora Taylor at a cost of $9,500; an immense sum of money given it was built at the peak of the Great Depression. The construction value significantly exceeds that laid out in the in the Carruthers Caveat for lots along St. George's Crescent. The house's architecture style harkens back to aspects of medieval architectural prototypes from England's Tudor period. The style became a

	popular during the inter-war period in North America when the public possessed a desire for design to reference historic ideals and domestic values. The house's stucco exterior, ornamental half-timbering, steeply pitched roofs, casement style windows, and brick accents on walls and in the gable peaks reflect the Tudor Revival style. The Taylors remained in the house until 1948, at which time the property was sold to his business partner Hugh Pearson, who, with his family, would retain ownership for the next five decades.
Character Defining Elements	Key elements that define the heritage character of the Taylor Residence include, but are not limited to its: – location on St. George's Crescent, in the Edmonton neighbourhood of Glenora; – siting on a rectangle-shaped lot setback from the street; – form, scale, and massing as expressed by its: one and one-half storey height with basement; L-shaped plan; side-gabled roof with front-gabled projections on the front façade; enclosed entry with gable roof; – wooden-frame construction including: concrete foundation; stucco exterior; red brick laid in running bond with grey mortar; red brick with off white mortar laid in a double basket weave pattern in the gable peaks of the projections on the front façade; – Tudor Revival-style elements such as: decorative wood half-timbering; pointed bargeboards; tall casement windows with leaded glass; multi-assembly windows; steeply pitched roofs; wooden-louvre in gable peak; – original fenestration such as: single assembly multi-light leaded glass casement windows with wooden storm windows; double assembly multi-light leaded glass casement windows with wooden storm windows; bank of multi-light leaded glass casement windows with wood storms; brick sills; and – additional elements including: exterior red brick chimney; interior red brick chimney; one-storey front-gabled double car garage with stucco cladding and wooden bargeboards.

4. Additional Information

Municipal Heritage Planner's Mandatory Documentation

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Taylor Residence, built in 1932, is a unique example of the form and quality of residential construction in Glenora during the Great Depression, and also reflects the build-out of Glenora south of Stony Plain Road in the 1930s **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Taylor Residence is further valued for is connection with its early owners prominent Edmonton businessmen James Mitchell Taylor and Hugh Pearson **(Theme Value – Transportation and Communication)**. The Taylor Residence is valued for its connection with Edmonton architect and contractor, Ernest Litchfield. Born in Nottingham in 1897, he worked as a painter's apprentice under his father before immigrating to Canada in 1913 **(Theme Value – Architecture and Design)**. The Taylor Residence is also valued as an elegant expression of Tudor Revival architecture (**Theme Value – Architecture and Design)**.
Period of Significance	1930s
Chronology of Alterations	2016 Roof replaced Unknown Date • Bay window added to side façade • Some windows on side façades replaced • Some storm windows on side façades replaced • Storm windows on transom windows on second floor of front façade replaced • Screen door added to front door • Double car garage door replaced • Internal chimney brick replaced with new
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable Overall the design of the house has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The house continues to be located in a residential

	neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable Many of the house original materials are intact, however a number of windows have been replaced and or storms replaced. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is high. Feeling ☒ Yes ☐ No ☐ Not Applicable The house continues to maintain its historic feeling. Association ☒ Yes ☐ No ☐ Not Applicable The building continues to be a residence.
Statement of Integrity	The Taylor Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The Taylor Residence is in good condition with its form, scale, and massing intact. The house also retains a high degree of integrity of its original elements. - Foundation: The concrete foundation was not observable. - Cladding: The exterior stucco cladding is in fair condition. Hairline cracks, discolouration, and damage to outside corners are present. The wood half-timbering is original and in fair condition. The brick cladding and panels are in fair condition. Both have been previously repaired unsympathetically. The brick cladding also is stained and has evidence of efflorescence. - Roof: The roof exhibits no sagging or bulges. The roof has been recently replaced with wood shingles. - Roof elements: Wood soffits and bargeboards are intact and original with no areas of rot evident. - Windows: The home retains its original window openings. A number of windows on the sides of the residence have been replaced. Storm windows on the second floor transom windows have been replaced. Repairs have been made to a number of window frames and sills. - Doors: The front door is original, however, a new storm door has been installed.

	- Chimney: Internal brick chimney with concrete cap is in fair condition with no cracks, missing bricks, flashing is well seated at its base. External brick chimney is in good condition with no missing bricks or extensive mortar loss. Inside corners of the brick chimney has had stucco or paint transferred on to it. - Garage: One-storey garage with front-gabled garage and stucco exterior is in good condition. A new garage door has been installed.

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Dower Residence		
Address	99 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;134;1,2		
Geographic Position	53.540328	-113.554711	NAD83
Site Area	1,270.2m²		
Contributing resources	n/a		
Date of Construction	1947		
Architectural Style	Minimal Traditional (Italianate detailing)		
Architect	n/a		
Builder	Stephen Koliwosh		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached worksheets)	**Activity/Theme** Significant as an intact example of the prestigious homes built during Glenora's Post-war development period, distinctive for the late use of Period	**Style/Design/Construction** Possesses style value as a unique and high quality example in Glenora of a Minimal Traditional-style house with Italianate detailing.	

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	Revival-style influences. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person** Valued for first owner and resident John David Dower,M.B.E., one of Edmonton's Jewish pioneers who was devoted to public service.
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Dower Residence, looking to the east.

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Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Dower Residence showing the large conifers growing in front of the house.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the south elevation of the Dower Residence, looking to the north.

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Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the south (left) and rear (right) elevations of the Dower Residence, looking to the northwest.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 5 Description	
Caption	View of the rear elevation of the Dower Residence, looking to the west.

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Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	View of the rear (left) and north (right) elevations of the Dower Residence, looking to the southwest.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	View of the lower half of the north elevation of the Dower Residence,

	looking to the southeast.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	View of the detached garage located at the rear of the Dower Residence property. It replaced an original attached, flat-roof garage that was located behind the Dower Residence in the 1970s.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton

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Image 9 Description	
Caption	Detail of the parged foundation of the Dower Residence and an original wood multi-light basement window with wood storm.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of two 8-over-8 single hung wood windows with their original wood storm, located at the southeast corner of the Dower Residence.
Location	99 St. George's Crescent NW

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Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the multi-light triple assembly window on the front elevation of the Dower Residence.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton

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Image 12 Description	
Caption	Detail of the trio of arched windows on the front elevation of the Dower Residence.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 13 Description	
Caption	Detail of the main entryway to the Dower Residence with original arched doorway and wood door.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton

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Image 14 Description	
Caption	Detail of original door hardware found throughout the interior of the Dower Residence.
Location	99 St. George's Crescent NW
Copyright	City of Edmonton
Image 15 Description	
Caption	Detail of the original spackle ceiling in the main living area of the Dower Residence.
Location	99 St. George's Crescent NW

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Copyright	City of Edmonton
Historic Photo	
Caption	The southeast corner of the Dower Residence in 1973 showing the original attached garage, demolished in the late 1970s.
Date	1973 June
Photographer	Unknown
Copyright	Karen Cantine

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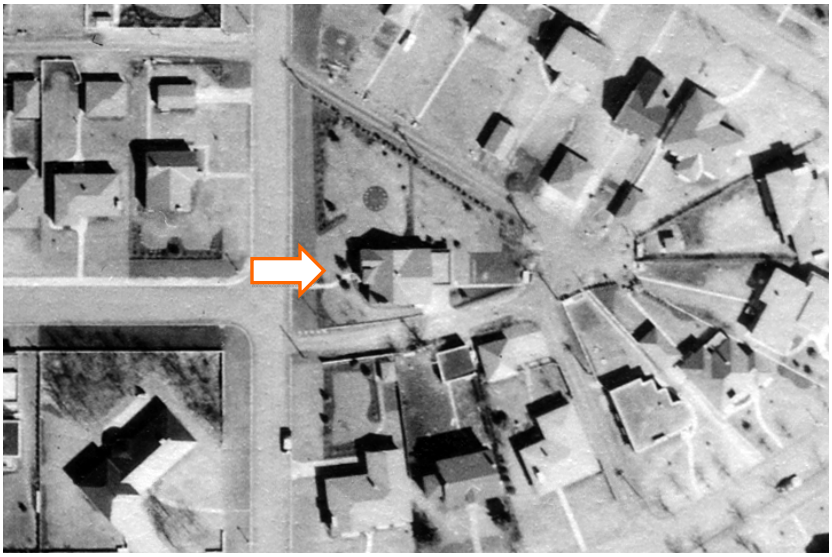
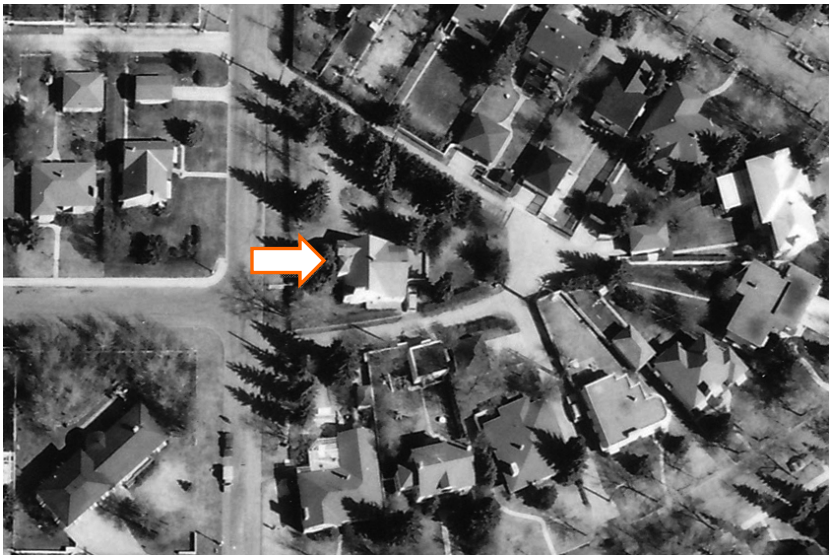
Historic Photo	
Caption	The south (left) and rear (right) elevations of the Dower Residence as they appeared in 1972.
Date	1972 June
Photographer	Unknown
Copyright	Karen Cantine
Historic Photo	
Caption	1948 aerial image of the Dower Residence.
Date	1948

Municipal Heritage Planner's Mandatory Documentation

Photographer	Royal Canadian Air Force
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	
Caption	1954 aerial image of the Dower Residence.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives
Historic Photo	

Caption	1976 aerial image of the Dower Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The 1947 Dower Residence is valued as a highly intact example of the prestigious homes built during Glenora's Post-war development period, and is very distinctive for the late use of Period Revival-style influences **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Dower Residence possesses person value for first owner and resident John David Dower, one of Edmonton's Jewish pioneers and a prominent businessman who was devoted to public service **(Person Value).** The 1947 Dower Residence possesses style value as a unique and high quality example in Glenora of a Minimal Traditional-style house with Italianate detailing **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No

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	Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The 1947 Dower Residence is a striking one and one-half-storey Minimal Traditional-style house with a projecting central two-storey tower bay and a projecting front-gabled north bay. The front façade features a two-storey Italianate-style tower with upper balcony and arched window, with triple assemblies of tall round and square-headed windows on either side. The home is clad in stucco with sculptured window and door openings. It is situated on a very large double-lot on a quiet residential street with landscaped front setbacks and mature street trees. The residence is located in the south-central part of the inner city residential community of Glenora, on St. George's Crescent and just north of scenic Ravine Drive and MacKinnon Ravine.
Heritage Value	The 1947 Dower Residence is valued as a highly intact example of the prestigious homes built during Glenora's Post-war development period, and is distinctive for the late use of Period Revival-style influences. The front façade of the home displays Italianate detailing - unique in the neighbourhood - while the shallow roof pitch and minimal decoration of the other façades show the home's modern transition. The Dower Residence is located in the 1911 Glenora subdivision, south of 102 Avenue, which was registered by developer James Carruthers and surveyed by Richard H. Knight (1877-1931). Knight's layout comprised a western grid-iron area north of 101 Avenue and between 136 and 142 streets (replotted in 1949 and 1951), and a Garden City Suburb area east of 135 Street. The streets of this Garden City Suburb were designed to flow with the sloping terrain and the natural contours of the Ramsay, Wellington, and MacKinnon Ravines. The curvilinear residential streets of St. George's Crescent, where the Dower Residence is situated, formed the western part of the Garden City Suburb. In 1927 an extension of St. George's Crescent was proposed by the City of

Edmonton along the ridge of the MacKinnon Ravine to 142 Avenue, in preparation for an anticipated redevelopment of the Capital Hill and Glenora subdivisions to the west of 135 Street. This extension of St. George's Crescent to 142 Street in 1930 was called Ravine Drive. In November 1946, builder Stephen Koliwosh (1910-1985), originally from Poland, acquired a permit to construct a residence just north of the Ravine Drive on one of two lots that fronted what was originally called Roslyn Street, but instead St. George's Crescent was used for the street name. The proposed new residence was built for an estimated cost of $4,500, noteworthy as the Carruthers Caveat had set a minimum price of $5,000 for new housing constructed in this area. Koliwosh was also responsible for the construction of two neighbouring dwellings on St. George's Crescent, at 67 and 89, but both these homes are no longer standing. Upon acquiring the property, John Dower also purchased the neighbouring lot to the north, expanding his new property to two lots.

The 1947 Dower Residence is valued as a unique and high quality example in Glenora of a Minimal Traditional-style house with Italianate detailing. The house demonstrates the characteristics of Minimal Traditional-style with its large multi-light front windows and simplified ornamentation, especially on the secondary façades. The front façade's formal and classical Italianate details align well with the exclusive aspirations of Glenora. The Italianate Revival, mainly of British origins and rare in western Canada during the mid-19th century, is displayed in the home's square tower with prominent eaves and small balcony as well as the use of tall, narrow arched windows, some in triple assemblies. Other elements are the round-headed windows and front entry, and their sculptured stucco openings.

The Dower Residence also possesses person value for first owner and resident John David Dower (1887-1959), MBE, LLD, one of Edmonton's Jewish pioneers and a prominent businessman who was devoted to public service. Austrian-born Dower had immigrated with his family to eastern Canada circa 1898, and moved with his brother Anshel to Alberta circa 1910. They settled in Edmonton in 1914 and established Dower Brothers Wholesale; John was president at the time he was living in the home and also operated the Sterling shoe chain. He had also been appointed as a Member of the British Empire (MBE) in 1945 for his contributions to the war effort. His community service extended to involvement with numerous organizations, including executive roles with the Chamber of Commerce, the Edmonton Jewish Community Council and the Alberta Red Cross. In 1954 he was received an honorary doctorate from the University of Alberta. His first wife of 37 years Mary (nee Bercov, 1884-49) died shortly after they moved to the residence. In the mid-1950s Dower's second wife Sophie also lived in the home, and continued living there after his death through the late 1960s.

The next long time owners from 1972 to the present time are Karen

	Cantine, an artist and metalsmith, and her husband David. The couple moved from Massachusetts to Edmonton in 1965. During the time they have lived in the house, David has been a Professor in the University of Alberta Faculty of Art and Design (through 1996) and an artist whose works are recognized in the Art Gallery of Alberta.
Character Defining Elements	Key elements that define the heritage character of the Dower Residence include, but are not limited to its: - setting on a quiet residential street with mature street trees; - location and orientation on a very large double lot and setbacks on all sides; relation to MacKinnon Ravine natural area and scenic Ravine Drive; - landscape elements including: deep landscaped setbacks; mature hedges, and coniferous and deciduous trees; concrete retaining wall; - form, scale and massing as expressed by its: one and one-half-storey rectangular plan with short façade; medium-pitched, side-gabled roof with full-width offset gable on rear façade, and two projecting bays on front façade: two-storey, central tower with low-hipped roof and deep eaves, one and one-half-storey, medium-pitch front-gable north bay which projects further than tower; flush verges with plain wooden bargeboards, some moulded; shallow eaves with plain wooden fascia boards; closed wooden soffits; - construction materials as expressed by its: wooden frame structure; stucco cladding; concrete foundation with parging with rough-textured belt course; wooden trim and windows; wooden louvres in the able peaks; - Minimal Traditional-style details such as its: simple design; large picture windows; flush verges and shallow eaves; - Italianate details such as its: square tower with prominent eaves and small balcony with arched window and original wrought iron railing; sculptured stucco openings for windows and front entry; windows grouped into three, some with round arches; round-arched front entry and door; - original fenestration including: triple-assemblies of tall, arched wooden-sash casement windows with wooden storm windows, triple-assemblies of tall, square-headed, wooden-sash windows with multi-light wooden storm windows, 8-over-8 single-hung wooden-sash windows with 2-light wooden storm windows, some paired on corners, on the main storey; tall arched 6-light wooden-sash casement window and narrow square-headed 6-light wooden-sash window on the upper storey; 8-light wooden sash windows with 2-light wooden storm windows and original glass blocks strips at basement level; stucco drip moulds; original external arched 2-light wooden front door; original internal round-arched wooden 10-panel front door with arched light; 2-light, 2-panel wooden east rear door; 6-light wooden south rear door; early rear wooden screen door; - additional exterior architectural details including: front entry landing under tower eaves with sculptured arched opening, stairs and original

	wrought iron railings; original metal mail chute; wide external parged chimney; tall internal parged chimney; 1970s garage with vertical natural cedar siding, angled walls and roof with overhanging eaves, wide fascia boards and lengthwise tongue in groove soffits, banked multi-light windows and original garage door; and - interior features such as its: coved ceilings with textured plaster and smooth border, ogee doorways, oak floors and wall sconce light fixtures.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	June 14, 2016
Date Approved by Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… The 1947 Dower Residence is valued as a highly intact example of the prestigious homes built during Glenora's Post-war development period, and is very distinctive for the late use of Period Revival-style influences **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Dower Residence possesses person value for first owner and resident John David Dower, one of Edmonton's Jewish pioneers and a prominent businessman who was devoted to public service **(Person Value).** The 1947 Dower Residence possesses style value as a unique and high quality example in Glenora of a Minimal Traditional-style house with Italianate detailing **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	Pre-1972 – early basement suite added c1976-1979 - original east attached garage wing demolished; architect-designed detached garage with vertical plank siding c2000 - new front stairs 2014 - new metal roof
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The original office is now a master bedroom, and the attic is used as a studio. The very small original attached garage wing has been demolished. This does not negatively affect the style of the main façades. It has been replaced by a mid-70s garage designed by Karen Cantine's father, who was a dean of architecture. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks and street trees, is intact as is the landscaping of the Dower Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco and wood. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of the community's Post-war period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Post-war period has not changed.
Statement of Integrity	The Dower Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in good condition with a high degree of its original fabric. The very small original attached garage wing removed but was not significant architecturally, whereas the new garage is significant. - Roof: the roof structure, is in good condition; a new metal roof covering was applied two years ago. - Roof elements: wooden soffits appear to be in good condition; wooden bargeboards partially covered by metal fascia. - Foundation: the concrete foundation is structurally intact with some settling on the northeast side. - Cladding: the original stucco cladding is in good condition with a few cracks; foundation parging is cracked below some of the glass-block strips. - Windows: the home retains all its original window openings, glass-block strips and most wooden sashes and wooden storms except for east and north replacement windows using original window opening; paint on wooden window sashes and trim is in good condition with rare paint failures. - Doors: Original doors are retained and in good condition; paint on all original doors in good condition with some failures; rear screen door is early but replaces original external door, requires painting. - Chimneys: both in good condition but iron 'S' detail on external chimney has been removed. - Decorative elements: wooden bargeboards are partially covered by metal fascia; patterned foundation parging generally good with some cracks under glass block; wooden louvres, balcony, wrought iron railings and sculptured stucco windows and door openings are all retained and in good condition. - Porches: the front porch is in good condition; the original wrought iron railings are in good condition; front steps have been replaced and are in good condition. - Garage: the 1970s garage is in good condition.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Armstrong Residence		
Address	104 St. George's Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;133;14		
Geographic Position	53.541160	-113.553806	NAD83
Site Area	780.968m^2		
Contributing resources	n/a		
Date of Construction	1941		
Architectural Style	Georgian Revival		
Architect	Unknown		
Builder	Frederick Seifert		
Original Use	Residence		
Current Use	Residence		
Criteria of Significance	**Activity/Theme** The Armstrong Residence is a rare	**Style/Design/Construction** The Armstrong Residence is an elegant example of a Georgian	

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(see attached worksheets)	example of residential construction during the Second World War.	Revival-style home.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person The Armstrong Residence is valued for its connection with long-time owners Dr. William Sloan Seale and Ruth Ella Armstrong.	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Armstrong Residence, looking to the north.
Location	104 St. George's Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and west (left) elevations of the Armstrong Residence, looking to the northeast.
Location	104 St. George's Crescent NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the main entryway on the front elevation of the Armstrong Residence.
Location	104 St. George's Crescent NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the main entryway on the front elevation of the Armstrong Residence, showing the extent the canopy has been extended from its original configuration.
Location	104 St. George's Crescent NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the parged foundation of the Armstrong Residence.
Location	104 St. George's Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the unpainted brick-clad interior chimney on the east elevation of the Armstrong Residence.
Location	104 St. George's Crescent NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of fenestrations on the west elevation of the Armstrong Residence showing their drip moulds above the windows.
Location	104 St. George's Crescent NW
Copyright	City of Edmonton
Historic Photo	
Caption	Colour slide of the newly constructed Armstrong Residence as it appeared in circa 1941.

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Date	c1941
Photographer	Armstrong family
Copyright	Jennifer Wilson-Pines
Historic Photo	
Caption	Jessie and Nancy Armstrong in the doorway of the newly constructed Armstrong Residence. Note that the canopy has since been projected

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	outward.
Date	c1941
Photographer	Armstrong family
Copyright	Jennifer Wilson-Pines
Historic Photo	
Caption	1952 aerial image of the Armstrong Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

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Historic Photo	
Caption	1965 aerial image of the Armstrong Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Armstrong Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Armstrong Residence, built in 1941, is valued as a rare example of residential construction during the Second World War in Glenora **(Theme – The Carruthers Caveat and the Garden City Suburb)**. The Armstrong Residence is further valued as an elegant example of a Georgian Revival-style home expressing quintessential hallmarks of this popular 20th century architectural style **(Theme – Architecture and Design)**. The Armstrong Residence is valued for its connection with long-time owners Dr. William Sloan Seale and Ruth Ella Armstrong, who owned the home for over four decades **(Theme - The Carruthers Caveat and the Garden City Suburb)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

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Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Armstrong Residence is a two-storey side-gabled Georgian Revival style residence located on St. Georges Crescent in Edmonton's Glenora neighbourhood. The residence is set back from the street with a grassed boulevard and is situated amongst a grouping of historic homes. The house is further identifiable through its symmetrical plan, stucco exterior, central entry covered with arched canopy supported by square columns.
Heritage Value	The Armstrong Residence, built in 1941, is valued as a rare example of residential construction during the Second World War in Glenora. Residential construction during the Second World War was a rare occurrence in Edmonton, and the rest of the country, as materials and Canada's workforce were refocused to support the war effort in Europe. The scale and design of the home stood in contrast to the more basic houses being constructed elsewhere in the city during this period. The residence is situated in the 1911 Glenora subdivision, registered by James Carruthers and located south of Stony Plain Road. The subdivision was laid out by Richard H. Knight (1877-1931) and consisted of gridiron section in the west, a *Garden City Suburb* section east of 136 Street, and the Government House lands east of King Road. The *Garden City Suburb* was an urban adaptation of Ebenezer Howard's *Garden City* movement that emerged at the end of the 18th century. Knight's use of the *Garden City Suburb* during his planning of the 1911 subdivision resulted in streets following the natural contours of the landscape. The Armstrong Residence is further valued as an elegant example of a Georgian Revival-style home expressing quintessential hallmarks of this popular 20th century architectural style. Georgian architecture emerged during the reign of England's three King Georges (1750-1820) and is rooted in the earlier Palladian style. The architectural style appeared first in eastern Canada through the settlement of British immigrants in the late 18th century. The recurrence of this style in the early 20th century as Georgian Revival coincided with the emergence of a period of entrenched traditionalism. Most prevalent from 1920s to early 1940s, this revival style draws on the domestic values and ideals of an earlier time. The Armstrong Residence possesses classic Georgian Revival characteristics through its symmetry of form, low-sloped gabled roof, narrow eaves, central entry with sidelights, portico with fluted square columns and arched roof, and window shutters. These elements contribute to the

	house's elegant and eye-pleasing form. The Armstrong Residence is valued for its connection with long-time owners Dr. William Sloan Seale and Ruth Ella Armstrong, who owned the home for over four decades. Born in Ontario in 1899, William moved with his family to Edmonton in 1905, where his father, former mayor of Edmonton, George S. Armstrong, opened Armstrong Pharmacy. Following William's service in the First World War as Private with the First Canadian Mounted Rifles, he obtained his medical degree from McGill in 1924. While completing post-graduate work at Johns Hopkins Hospital, William met nurse Ruth Ella Synder (1904-1983), who he would marry in Lansing, Michigan, in 1929. The following year the couple moved to Edmonton where Armstrong joined the faculty of the University of Alberta's medical school. Armstrong would remain with the University for 40 years. In 1941, after establishing themselves in Edmonton, the Armstrongs engaged Frederick Seifert to construct the extant house for a cost of $7000. Seifert, a master craftsman, constructed many homes across the city, as well as Edmonton's extant Grace Lutheran Church. Dr. Armstrong lived in his home until his death in 1974. His wife, Ruth, would continue to own and occupy the property until it was sold in 1980.
Character Defining Elements	Key elements that define the heritage character of the Armstrong Residence include, but are not limited to its: – location on St. George's Crescent, in the Edmonton neighbourhood of Glenora; – siting on a rectangle-shaped lot set back from the street; – form, scale, and massing as expressed by its: two-storey height with basement; rectangle plan; side-gabled roof; one-storey front-gabled projected on rear of residence; canopy over front entry supported by engaged columns; – wooden-frame construction including: concrete foundation; stucco exterior; stucco drip moulds above windows; – Georgian Revival-style elements such as: symmetrical design; rectangle plan; central entry with sidelights and portico; internal chimneys at east and west of ends of roof; narrow eaves; window shutters; vents in gable peaks; pointed bargeboards; – original fenestration such as: single assembly 8-over-8 single-hung wooden-sash windows; single assembly 6-over-6 single-hung wooden-sash windows; single assembly multi-

	light fixed wooden-sash windows; single assembly multi-light fixed wooden-sash windows with multi-light wood storm windows; wood sills; stucco drip molds; central entry with six-panel wood door with multi-light upper panels and multi-light wooden-sash side-lights with matching wooden storm; and – additional elements including: internal red brick chimney with grey mortar and parged cap; portico with arched roof and engaged square fluted columns; one-storey wooden-frame front-gabled garage with wood lapped siding and pointed bargeboards.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Armstrong Residence, built in 1941, is valued as a rare example of residential construction during the Second World War in Glenora **(Theme – The Carruthers Caveat and the Garden City Suburb)**. The Armstrong Residence is further valued as an elegant example of a Georgian Revival-style home expressing quintessential hallmarks of this popular 20th century architectural style **(Theme – Architecture and Design)**. The Armstrong Residence is valued for its connection with long-time owners Dr. William Sloan Seale and Ruth Ella Armstrong, who owned the home for over four decades **(Theme - The Carruthers Caveat and the Garden City Suburb)**.
Period of Significance	1940s
Chronology of Alterations	Circa 1950 • Original narrow shutters replaced with wider shutters. • Shutters added to both windows over entry on front façade. • Shutters added to windows on side façades. Unknown Date • Porch at front entry enlarged with arched roof extended and supported on square columns. • Curved entry steps replaced. • Original wooden storm windows replaced, except for two on first floor of east facade. • Original window sashes and storms replaced on first floor of front façade. • Chimney painted. • Storm door added to front entry.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable Location of the house has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design of the house has been maintained, except for the modification to the front entry portico. Environment ☒ Yes ☐ No ☐ Not Applicable The residence is in a residential neighbourhood.

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	Materials ☒ Yes ☐ No ☐ Not Applicable The original materials are largely intact; however, a number of windows and storm windows have been replaced. Workmanship ☒ Yes ☐ No ☐ Not Applicable Its current condition is evidence of the original workmanship. Feeling ☒ Yes ☐ No ☐ Not Applicable The house projects an elegant historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be used as a single-family residence.
Statement of Integrity	The Armstrong Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The Armstrong Residence is in good condition with its form, scale, and massing intact. The house retains many its original elements. - Foundation: Stamped concrete foundation with minor cracks. - Cladding: The exterior stucco cladding is in fair condition. Hairline cracks and damage to outside corners are present. Paint peeling on west façade indicating either moisture issues or improper preparation prior to painting. - Roof: The roof exhibits no sagging or bulges. The roof appears to have been recently replaced. Gutters are present and in good condition with rainwater leaders attached and directed away from the foundation. - Roof elements: Closed stucco soffits and pointed bargeboards are intact and original with no areas of rot evident. - Windows: The home retains its original window openings. A number of windows on the sides of the residence first floor of the front façade have been replaced. New storm windows have been added to all windows except for basement and first floor windows on east façade. The windows appear to be in working condition with minor paint loss present. - Doors: The front door is original, however, a new storm door has been installed. The sidelights are also original

	and in good condition. They have retained their original wood storms. - Portico: The portico is in fair to poor condition. The original portico was a small canopy supported by engaged columns. The portico has been extended away from the front façade at some time after the house was completed. There is evidence of paint failure and wood rot on the arched roof. The shingles on the roof are also deteriorated and require replacement. The square columns, both free-standing and engaged, are in good condition they are straight and possess paint failure at base. Wooden tongue and groove soffits of roof are in good condition with no missing, split, or buckled pieces. The original curved concrete front steps were also altered, likely at the time the portico was extended. - Chimney: The internal brick chimneys with parged cap are in fair condition with no cracks, missing bricks, flashing is well seated at its base. New flues have been installed in both chimneys and the west chimney has been painted. - Garage: One-storey front-gabled garage with lapped wood siding and pointed bargeboards is in good condition and original. A new garage door has been installed.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Primrose Residence		
Address	4 Tweedsmuir Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;124;16		
Geographic Position	53.542100	-113.550405	NAD83
Site Area	652.0m²		
Contributing resources	n/a		
Date of Construction	1938		
Architectural Style	Period Revival (Georgian Revival detailing)		
Architect	n/a		
Builder	S. Semotiuk		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Possesses heritage value as a distinctive,	**Style/Design/Construction** A unique, high quality home, which features Georgian Revival	

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(see attached worksheets)	well-preserved example of the stylish homes built during Glenora's Inter-war development era. Also valued for its important contribution to the significant Tweedsmuir Crescent streetscape. Event/Cultural Practice Institution/Person architectural detailing. Landmark/Symbolic Value
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	Front elevation of the Primrose Residence, looking to the north.
Location	4 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front (left) and east (right) elevations of the Primrose Residence, looking to the northwest.
Location	4 Tweedsmuir Crescent NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the east elevation of the Primrose Residence, showing its one storey projection. Looking to the northwest.
Location	4 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front (right) and west (left) elevations of the Primrose Residence, looking to the northeast.

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Location	4 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of circular louvre in gable peak on the front elevation of the Primrose Residence.
Location	4 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 6 Description	

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Caption	Detail of the bay window on the front elevation of the Primrose Residence.
Location	4 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the Primrose

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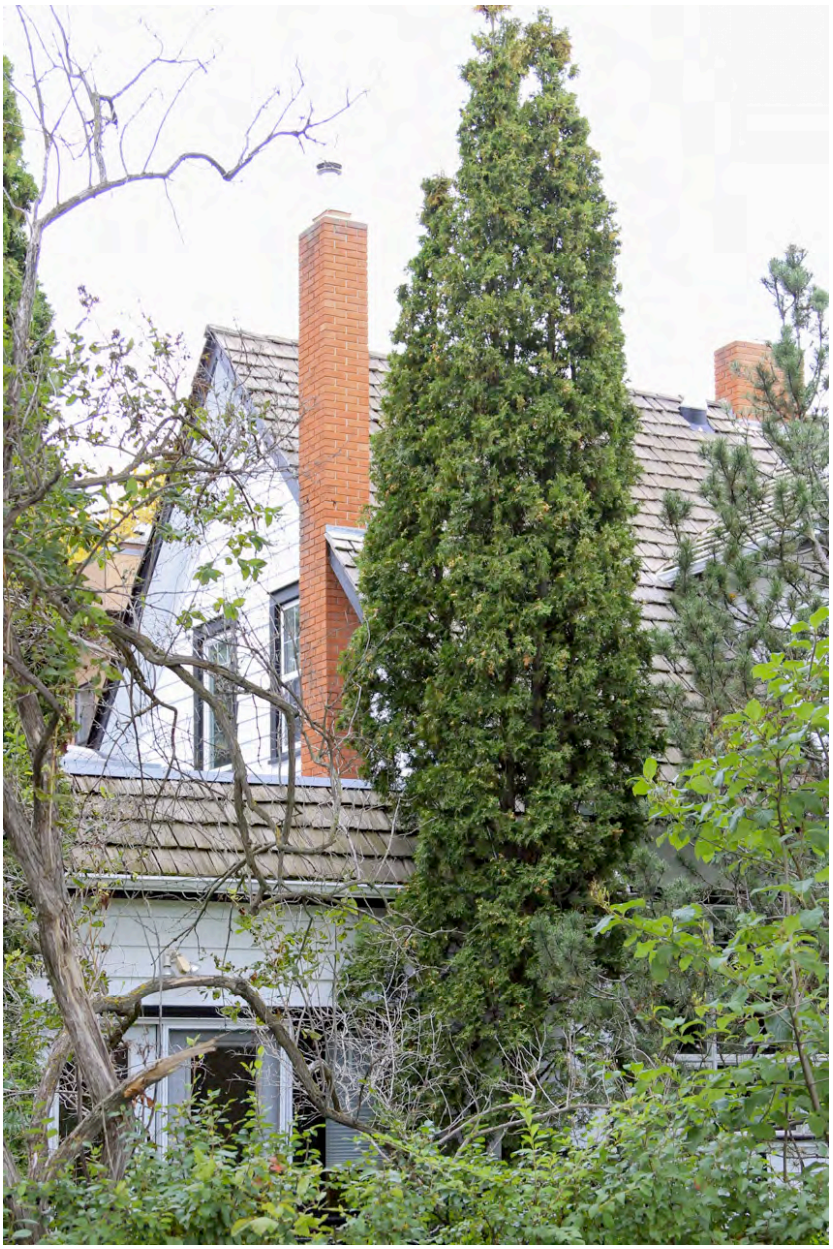
	Residence.
Location	4 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the exterior and interior brick chimneys of the Primrose Residence.

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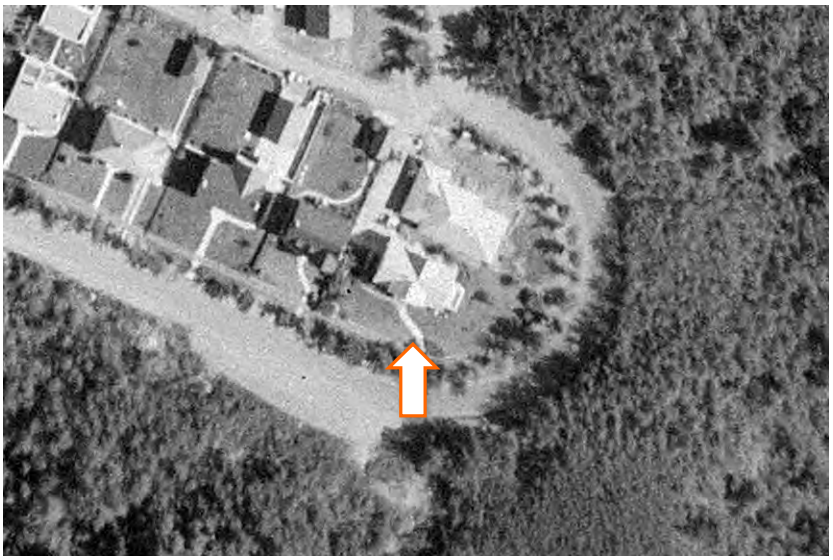
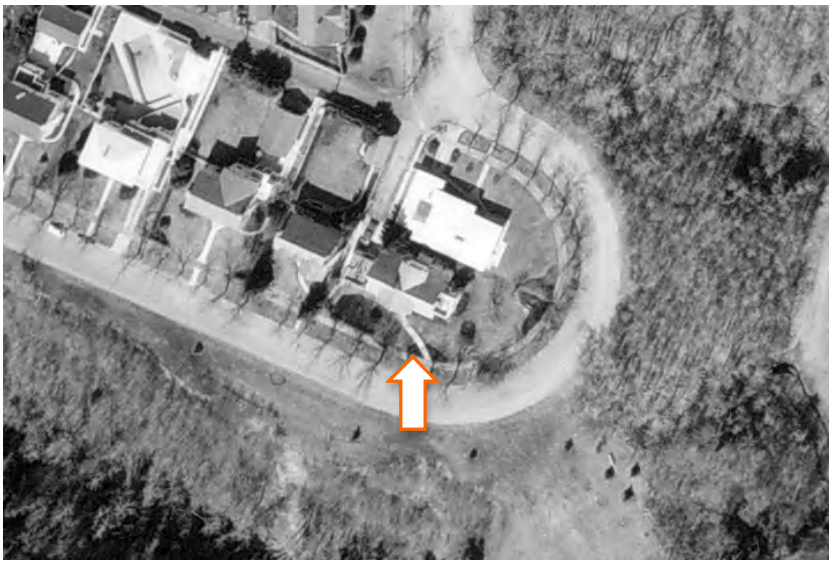
Location	4 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Primrose Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

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Caption	1965 aerial image of the Primrose Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Primrose Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Primrose Residence possesses heritage value as a distinctive, well-preserved example of the stylish homes built during Glenora's Inter-war development era. The wide, curving, landscaped front yard of the Primrose Residence makes an important contribution to the Tweedsmuir Crescent *Garden Suburb* streetscape **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Primrose Residence is valued as an elegant, high-quality representation of the nature of Glenora's residential architecture that features Georgian Revival architectural detailing **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Primrose Residence is a distinctive one and one-half storey, side-gabled house that displays Georgian Revival-style elements. The front façade is clad in lapped-wood siding and displays a large off-centre cross-gable above a prominent front entry with sidelights and arched canopy supported by pilasters and columns. A triple-assembly window on one side and quadruple-assembly bay window is present on the other side of the entry. The house is situated on a long, curving lot facing a curvilinear residential street with landscaped yards on both the south and east sides. The residence is located in the southeast part of the inner-city residential community of Glenora, on Tweedsmuir Crescent, opposite Ramsay Ravine, south of the 102 Avenue traffic corridor.
Heritage Value	The 1938 Primrose Residence possesses heritage value as a distinctive, well-preserved example of the stylish homes built during Glenora's Inter-war development era. The home displays elements of Period Revival styles, which prevailed during Glenora's 'Golden Age' of architecture from the 1920s through the 1940s. Revival styles of architecture were influenced by historical precedents from Britain and North America. The extant home's off-centre, cross-gable above the entry, was a less common variation of a Period Revival. This element started to appear in the 1930s, often to accommodate attached garages. The wide, curving, landscaped front yard of the Primrose Residence makes contributes to the Tweedsmuir Crescent *Garden City Suburb* streetscape. The home is situated in the 1911 Glenora subdivision developed by James Carruthers. Richard H. Knight surveyed this neighbourhood between Stony Plain Road and the North Saskatchewan River valley in three parts: the Government House site to the east, a grid-iron layout west of 136 Street and a central *Garden City Suburb* area between the two. The streets of this *Garden City Suburb* follow the sloping terrain of Groat, Ramsay, and Wellington Ravines. Curvilinear Tweedsmuir Crescent is shaped by the confluence of the latter two ravines. In September 1938, owner Neil Primrose obtained a permit to construct a $5,000 home for his mother, Lily, on a wide curving lot opposite the ravines - one of four that were staked in the 1911 Glenora subdivision. Lily, Neil's mother, was the widow of the Honourable Philip C.H. Primrose (1864 -1937), the fifth Lieutenant Governor of Alberta from 1936 to 1937. Neil, a distinguished Alberta Queen's Council lawyer, Vegreville town

	councillor, western Canadian skating champion and founder of the Royal Glenora Club, engaged S. Semotiuk to build the residence. The Primrose Residence is valued as an elegant, high-quality representation of the nature of Glenora's residential architecture that features Georgian Revival architectural detailing. Elements of this revival style reflected by the home include: its front façade aligned lengthwise to the street; tall windows; prominent front entry with sidelights and an arched canopy supported by columns. A one-storey flat roof projection is present at the southeast end of the residence, contributing to the home's unique design. Other traditional wooden elements show the home's high-quality workmanship: shingles, lapped-wood siding, bargeboards, returned eaves, moulded friezes and half-round and round louvres in the gable peaks.
Character Defining Elements	Key elements that define the heritage character of the Primrose Residence include, but are not limited to its: - setting on a scenic, curvilinear residential street with grassy city boulevards and mature street trees; across the street from large green space and the Wellington and Ramsay Ravine natural areas; - location and orientation on a wide, curving lot and set back on all sides; relation to Wellington and Ramsay ravine natural areas; - landscape elements including: deep landscaped setbacks; mature hedge, and deciduous and coniferous trees; - form, scale, and massing as expressed by its: one and one-half storey height; full-height basement; rectangular-plan; one-storey projection at southeast and northwest façades; side-gabled roof with off-centre cross-gables; shallow projecting eaves and verges with plain wooden bargeboards; plain wooden soffits; boxed eave returns; - wooden-frame construction include: concrete foundation; lapped-wooden siding; - Georgian Revival-style details such as its: multi-assembly tall window openings; side-gabled roofline with cross-gables; prominent front entry with sidelights, arched canopy supported by pilasters and columns; half-round and round wooden louvres in gable peaks; - original fenestration including: single-assembly rectangle window openings; triple assembly multi-light wooden-sash casement windows on either side of a fixed wooden-sash

	windows; wooden front door with sidelights; and - additional details including: front porch with engaged square columns; red brick internal chimney; red-brick external chimney on west side elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The 1938 Primrose Residence possesses heritage value as a distinctive, well-preserved example of the stylish homes built during Glenora's Inter-war development era. The wide, curving, landscaped front yard of the Primrose Residence makes an important contribution to the Tweedsmuir Crescent *Garden Suburb* streetscape **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Primrose Residence is valued as an elegant, high-quality representation of the nature of residential architecture that features Georgian Revival architectural detailing **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	1953 – 1965 • One-storey addition to northwest side of residence Post 1976 • North addition to rear 1953-1965 addition 1976 – 1986 • Front entry canopy extended and entry steps altered 1986-1997 • Skylight added to northwest one-storey projection Unknown • Lower platform deck on southeast bay • Front entry steps altered with tile
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, city boulevards, and mature street trees is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing, and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and the streetscape conveys a strong historical sense. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's 1930s era development has been retained.
Statement of Integrity	The Primrose Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact. Overall the residence is in good condition with alterations of the window sashes, entry canopy, and bay window on the front facade. A very small rear (north) extension of the garage bay does not affect the main façades. - Roof: The roof structure is in good condition with no missing or split shingles. - Roof elements: The wooden bargeboards, boxed eave returns, and frieze have been retained and are in good condition. - Foundation: The concrete foundation is intact with no obvious cracks or failures. - Cladding: The wooden siding is original and in good condition, with no apparent wood or paint failures. - Windows: The home retains its original window openings. One triple assembly window on the garage projection is original. The paint on wooden window sashes and trim is in good condition. - Doors: The front door with its single door and sidelights is the original configuration of the entry. - Chimneys: The internal and external brick chimneys are very good condition with no brick or mortar failures noted. - Decorative elements: Louvres and moulded bargeboards are original and in good condition with no visible paint failure. - Porches: The original engaged porch columns are in good condition. Other elements of the porch (round columns and canopy) have been altered.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Mason Residence		
Address	5 Tweedsmuir Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;124;15		
Geographic Position	53.542250	-113.550695	NAD83
Site Area	556.32m²		
Contributing resources	n/a		
Date of Construction	1928-1929		
Architectural Style	Tudor Revival		
Architect	n/a		
Builder	Charles H. Whitham		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The Mason Residence possesses heritage	**Style/Design/Construction** The Mason Residence is valued as a unique and exceptional	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	value as a remarkably intact example of the elite, high-style homes built during Glenora's Inter-war development era . **Event/Cultural Practice** **Institution/Person**	crafted and constructed Tudor Revival-style house. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	Front elevation of the Mason Residence, looking to the north.

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Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Front (right) and west (left) elevations of the Mason Residence, looking to the northeast
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	Rear elevation of the Mason Residence, with detached garage along rear alleyway, looking to the southwest.
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the tapered exterior chimney on the east elevation of the

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	Mason Residence.
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the wall dormers on the front elevation of the Mason Residence.
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the front gable on the Mason Residence, showing its overhang above the first storey.
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the triple assembly window in the front gable on the front elevation of the Mason Residence. Wood windows are intact, but aluminium storms have been added.

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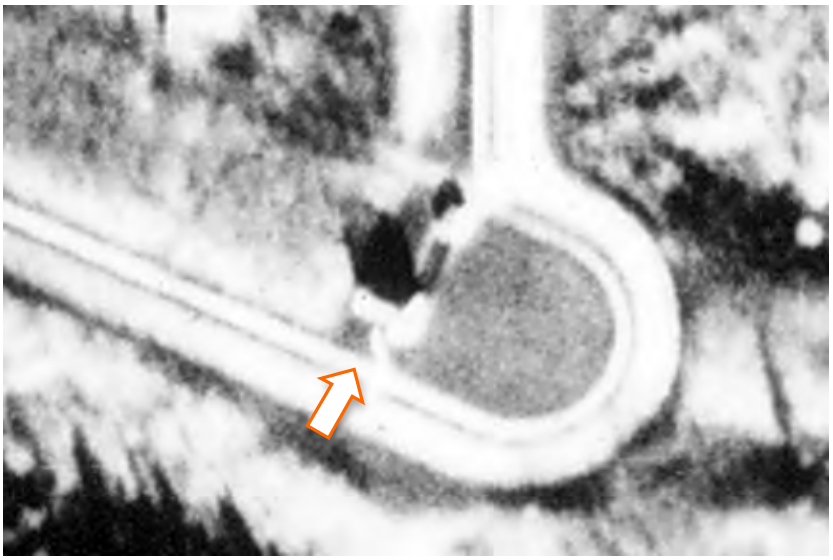
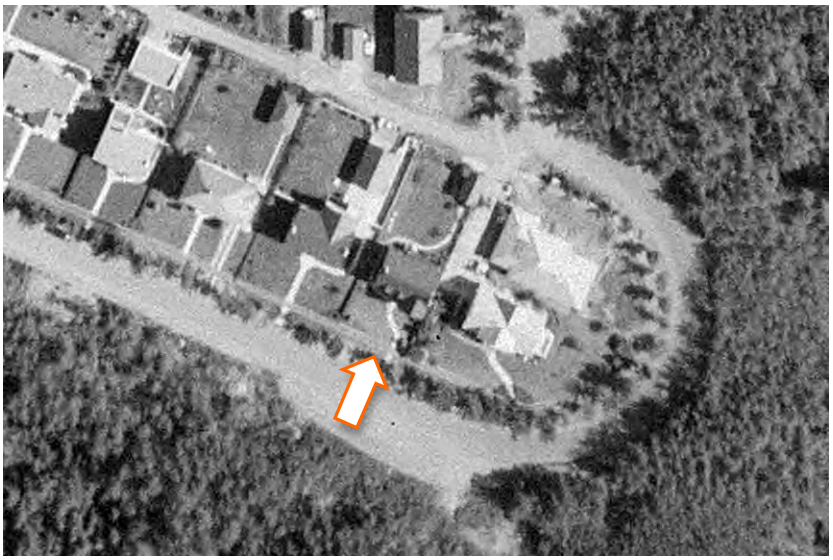
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the bay window on the east half of the front elevation of the Mason Residence. Wood windows are intact, but aluminium storms have been added.
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 9 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the main entrance on the front elevation of the Mason Residence.
Location	5 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Historic Photo	
Caption	1930 aerial image of the Mason Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Mason Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Mason Residence.
Date	1965

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Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Mason Residence possesses heritage value as a remarkably intact example of the elite, high-style homes built during Glenora's Inter-war development era - its 'Golden Age' of architecture - from the 1920s through the 1940s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Mason Residence is valued as a unique and exceptional crafted and constructed Tudor Revival-style house **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Information	
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Mason Residence is a one and one-half storey, Tudor Revival-style house characterised by its jerkin-head roof, with asymmetrical front-gabled projection, front-gabled wall dormers, and half-timbering in the gable peaks. The house also features an asymmetrical front façade that faces a curving residential street . The residence is located in the southeast part of the inner city residential community of Glenora, on Tweedsmuir Crescent, across from the Ramsay Ravine natural area, and just south of 102 Avenue.
Heritage Value	The Mason Residence, built 1928-1929, possesses heritage value as a remarkably intact example of the elite, high-style homes built during Glenora's Inter-war development - its 'Golden Age' of architecture - from the 1920s through the 1940s. The home is situated in developer James Carruthers' 1911 Glenora subdivision, located between Stony Plain Road and the North Saskatchewan River valley. When Richard H. Knight surveyed the neighbourhood, he laid out the subdivision to consist of a *Garden City Suburb* area where streets follow the sloping terrain of the landscape as well as a traditional gridiron layout of streets and lots. The *Garden City Suburb* concept emerged as a new form of urban planning in the early 20th century. The untraditional *Garden City* Suburb layout, combined with the earlier construction of the Groat Ravine Bridge (1911) and streetcar stub line (1912) made the community highly attractive to Edmonton's wealthy residents and professionals who wanted to remain in close proximity to the downtown, but not live in its core. James Carruthers' Carruthers Caveat (1911), managed the nature of development in Glenora which resulted in a diverse and affluent collection of homes, and served as further means to attract a certain standard of individuals to settle in the neighbourhood. The caveat applied to Glenora lots south of Stony Plain Road and stipulated setbacks; single residential dwellings only; positioning of dwelling on lot; and mandatory value of construction. The Mason Residence, constructed just prior to the start of the Great Depression, clearly

	illustrates the nature of Glenora's development and residents' economic position during the Inter-war period. The Mason Residence is valued as an exceptionally crafted example of a Tudor Revival-style house, constructed by well-known Edmonton contractor, Charles Henry Whitham. Alex and Olive Mason acquired a permit to build the house in August 1928. Alex (c1888-1962) and Olive (née Hunter, 1892-1959) were born in England. Alex worked as a bank clerk and Olive as a florist. The couple immigrated to Canada in 1921,with their passage paid for by the Bank of Montreal Mason moved into their home and became its first residents through 1937. The Masons' engaged Whitham to construct the residence for the some of $7,200. Whitham (1887-1954), immigrated to Edmonton in 1908, and established C.H. Whitham Construction the following year. The business operated for 36 years, during which time he constructed a range of commercial, institutional, and industrial buildings including the city's Paramount Theatre (1950) and numerous highly crafted residences. The Mason Residence is an exceptional example of a Tudor Revival residence. This revival style was inspired by medieval British architecture, and a sub-style of the Arts and Crafts movement. The home's half-timbering in the gable peaks, its varied rooflines and pitches, tall multi-light windows, bay windows, dormers, and projecting eaves with exposed rafter tails are hallmarks of this style and reflect the public's desire during the Inter-war period for residential architecture to reference historic principles and domestic values of early eras.
Character Defining Elements	Key elements that define the heritage character of the Mason Residence include, but are not limited to its: - setting on a scenic, curvilinear residential street with grassy city boulevards and mature street trees; across the street from Ramsay Ravine natural area; close to large green space and the Wellington Ravine; on a large, deep lot; - form, scale, and massing as expressed by its: one and one-half storey height; full-height basement; rectangular plan; jerkin-head roof; one and one-half storey projection with asymmetrical front-gabled roof on front façade; gabled wall dormers; bay windows on front façade under a skirt roof and under the overhang of the upper floor; - wooden-frame construction including: parged concrete foundation; stucco clad exterior; - Tudor Revival-style details such as its: asymmetrical massing; multiple dormers; prominent gables with half-timbering with purlins in the peaks; bay windows; tall, multi-light multi-assembly windows; overhanging upper level with modillions; projecting eaves with open soffits and exposed rafter tails, pointed bargeboards; substantial

	chimney; - original fenestration including: single assembly multi-light wooden-sash basement windows; single assembly multi-light wooden-sash casement window; double assembly 6-over-6 single-hung wooden-sash windows; single, double, and triple assembly 6-over-9 single-hung wooden-sash windows; bank of multi-light wooden-sash casement windows with 1-over-1 wooden-sash storm windows; off-centre front entry under upper storey overhang; and - additional exterior architectural details including: stucco-clad external tapered chimney; stucco clad internal chimney; one-storey front-gabled garage with stucco and wood cladding, and pointed wooden bargeboards.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Mason Residence, built 1928-1929, possesses heritage value as a remarkably intact example of the elite, high-style homes built during Glenora's Inter-war development - its 'Golden Age' of architecture - from the 1920s through the 1940s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Mason Residence is valued as an exceptionally crafted example of a Tudor Revival-style house, constructed by well-known Edmonton contractor, Charles Henry Whitham **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	1965 - 1976 • Garage replaced with larger garage 1976 - 1986 • Large, one and one-half storey addition added to rear of house Unknown Date • Wooden storm windows replaced on most windows • Storm door added to front door • Side light glazing replaced • Front entry steps replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building is intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains most of its authentic materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and the streetscape conveys a strong historical sense. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Inter-war development era has been retained.
Statement of Integrity	The Mason Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, massing and architectural detailing are intact. Overall the residence is in good condition with reversible alterations (storm windows, front entry sidelights) carried out. A large rear addition, not visible from the street, and uses materials and style elements similar to the original residence. - Foundation: The concrete foundation displays no obvious cracks or failures. - Cladding: The stucco cladding is in good condition, with no apparent cracks, missing sections, or extensive staining detected. - Roof: The roof structure is in good condition with no areas of sagging noted. The asphalt singles are in good condition with no missing, loose, or split shingles detected. Gutters and rainwater leaders are also present. - Roof elements: Exposed rafter tails, modillions, bargeboards, purlins, and half-timbering area all original and in very good condition. - Windows: The original window openings are intact. Single-hung and casement wooden-sash windows are original; however storm windows have been replaced. Paint failure present on sashes and trim, however no rot was noted. - Doors: The front door and sidelights have been replaced, however the wooden trim opening size have been retained. A storm door has also been added. - Chimneys: internal and external chimneys are in very good condition with no stucco failures; chimney caps have been removed; - Porch: The front entryway retains its original form. The front steps have been modified with slate tile, which is in good condition.

	- Garage: A one-storey front-gabled garage with stucco and wood cladding and pointed bargeboards has been added to the rear of the lot between 1965 and 1976.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Swanson Residence		
Address	9 Tweedsmuir Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;124;11		
Geographic Position	53.542472	-113.551535	NAD83
Site Area	556.798m^2		
Contributing resources	n/a		
Date of Construction	1942		
Architectural Style	Georgian Revival		
Architect	n/a		
Builder	Steve Hrudey		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the early development	**Style/Design/Construction** Valued for its later period Georgian Revival architectural elements	

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worksheets)	of the southern portion of the Glenora neighbourhood **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Swanson Residence, looking to the north.
Location	9 Tweedsmuir Crescent NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and east (right) elevations of the Swanson Residence, looking to the northwest.
Location	9 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the rear elevation of the Swanson Residence, looking to the southwest.

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Location	9 Tweedsmuir Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the two-storey hipped roof projection off of the east elevation of the Swanson Residence.
Location	9 Tweedsmuir Crescent NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the southwest corner of the Swanson Residence, partially showing two small shed-roof projections on its west elevation.
Location	9 Tweedsmuir Crescent NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of a second story 8-over-8 wood window on the front elevation of the Swanson Residence. Canopy and storm hardware are still extant on the window frame.
Location	9 Tweedsmuir Crescent NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of a 6-over-9 wood window on the first story of the Swanson Residence with original storm. Note the extant canopy hardware.
Location	9 Tweedsmuir Crescent NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the main entryway on the front elevation of the Swanson Residence.
Location	9 Tweedsmuir Crescent NW
Copyright	City of Edmonton

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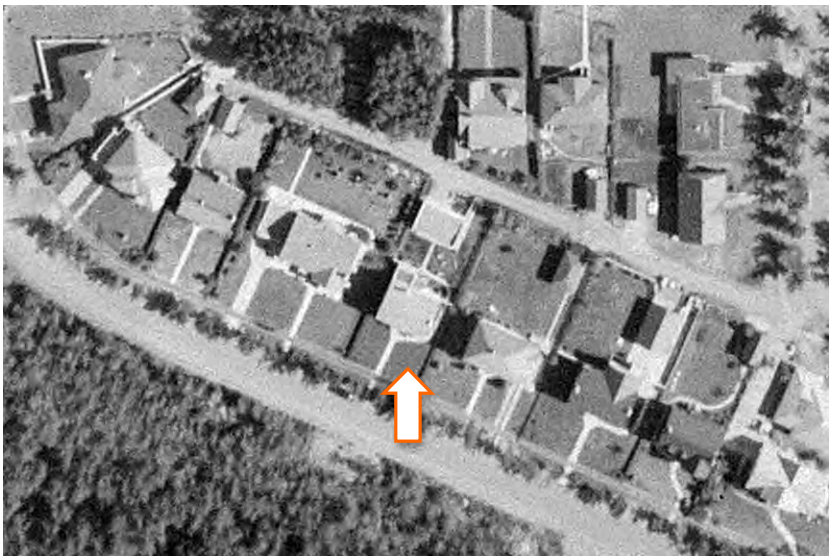
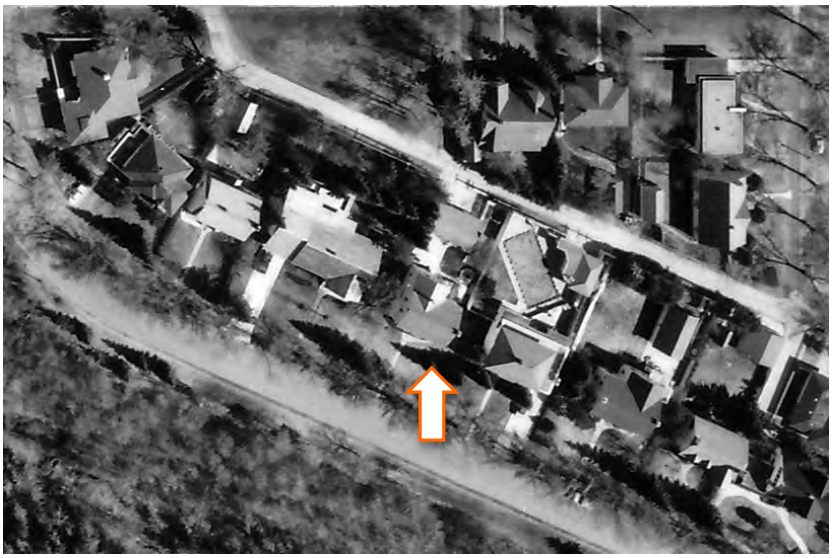
Historic Photo	
Caption	1952 aerial image of the Swanson Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Swanson Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Swanson Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1942, the Swanson Residence is valued for its association with the early development of the southern portion of the Glenora neighbourhood in the 1930s **(Theme Value – Pioneer Farms to First Suburbs).** The Swanson Residence is further valued as a good example of later period Georgian Revival architectural elements **(Theme Value – Architecture and Design).**
Era of Development	Development Era

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(please select one)	☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Swanson Residence is located mid-block on the curvilinear Tweedsmuir Crescent in Edmonton's residential neighbourhood of Glenora. With a south facing orientation, the house is deeply setback from the street with a manicured lawn. A detached garage is located at the rear of the residence, accessible from the alleyway. The two-storey residence features a long rectangular footprint with a symmetrical façade, wood lapped siding on the first storey and stucco cladding along the second, separated by a band of scalloped moulding. The residence includes shallow projecting eaves and verges with whalebone bargeboards. The front entrance is centred in the front façade and decorated with a hipped roof open porch supported by triple, square columns. A front gabled addition is located at the rear.
Heritage Value	Built in 1942, the Swanson Residence is valued for its association with the early development of the southern portion of the Glenora neighbourhood in the 1930s. The land was originally part of River Lot 2 and owned by Malcolm Groat. In 1903, he sold it to Attorney, William T. Tretheway, with plans to subdivide the lots. When his venture failed, Tretheway sold his holdings to Montreal grain merchant and real estate developer, James Carruthers who had his land holdings south of Stony Plain Road subdivided in 1911 by Richard H. Knight. Initial sales in Glenora were strong in 1912, but it was concentrated in the area north of 102 Avenue. The 1911 subdivision plan was covered by the Carruthers Caveat, specifying the depth of setbacks and minimum house prices required in order to cater to the Edmonton's burgeoning economic and social elites. Inspired by the *Garden City Suburb* movement, roadways were built to conform to the natural contours of the landscape, emphasizing natural beauty and the cultivation of private garden space. By the late 1940s, most of Tweedsmuir Crescent had been built-out with homes occupying most lots. The Swanson Residence was built for its first occupant, Svan Swanson (1884-1966) by local contractor, Steve Hrudey (1909-1994) at a cost of $7,200. Swanson immigrated to Canada from Sweden, starting a lumber business in the Wildwood and Edson areas. During the height of railway construction, his company, Swanson Lumber Co. was the largest provider of railway ties in the province. He married Lydia Augusta Anderson (1886–1965) around 1909. Throughout the decades, Swanson Lumber Co. continued to

	expand with operations in Edmonton, High Level, Chisholm, Whitecourt and communities in British Columbia. In 1951, the residence was purchased by Dr. Roger M. Hall (1917-1975), a radiologist with the Royal Alexander Hospital and his wife, Helen. The Swansons did not move far, relocating to the nearby 20 Tweedsmuir Crescent where Swan lived until his death in 1966. The Halls would continue to occupy the residence until 1963. The Swanson Residence is further valued as a good example of later period Georgian Revival architectural elements. The key features of this style include the residence's long, rectangular façade with side gabled roof and symmetrical façade that includes double assembly windows on the front façade as well as the centred entrance with projecting, open porch. The Georgian Revival style was part of an architectural movement to revive traditional building types. The revival movement grew in prominence during the early half of the 20th century, reaching its zenith from 1910-1930 in Alberta. The Swanson Residence is a later adaptation of this style whose popularity began to wane by the mid-20th century in favour of newer Modern designs. Additional design elements of the Swanson Residence include its deep setback from the street set against the curvilinear Tweedsmuir Crescent. These features serve as examples of the Garden City aesthetic cultivated by the Carruthers Caveat.
Character Defining Elements	The key elements that define the heritage character of the Driscoll Residence include, but are not limited to its: – south facing orientation located mid-block on the curvilinear Tweedsmuir Crescent; bordered to the east and northwest by other residential properties; neighbourhood located north of Ramsey Ravine; – generous set back from street; property abuts sidewalk with boulevard and mature trees; detached garage at rear of residence; – landscape elements such as its: private yard featuring well-manicured lawn and mature coniferous trees with shrubs beneath front windows; as well as decorative shrubs and plants; concrete walkways leading to front entrance; – form, scale and massing as expressed by its: two-storey height with full-height basement; shorter two-storey bay attached at east elevation; medium-pitched, side gabled roof; projecting eaves with boxed eaves and verges with wood whalebone bargeboards; full-length shed dormers

	along front and rear elevations; – wooden-frame construction as expressed by its: nailed wood frame; concrete foundation; wide-lapped wooden siding at main storey with stucco cladding at second storey; – Georgian Revival style elements as expressed by its: symmetrical two-storey massing; symmetrical fenestration; side-gabled roof with wooden louvres in gable peaks; multi-light windows; scalloped moulding separating siding types; entrance centred in front elevation with projecting gabled porch supported by triple square columns and engaged columns on wall; – original fenestration elements including: single assembly 8-over-8 and 6-over-6 single-hung wooden-sash windows at second storey; and – additional elements including: internal red brick chimney; external stucco clad chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by	October 11, 2016

Municipal Heritage Planner's Mandatory Documentation

HRRP	
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1942, the Swanson Residence is valued for its association with the early development of the southern portion of the Glenora neighbourhood in the 1930s **(Theme Value – Pioneer Farms to First Suburbs).** The Swanson Residence is further valued as a good example of later period Georgian Revival architectural elements **(Theme Value – Architecture and Design).**
Period of Significance	1942
Chronology of Alterations	Unknown • Most original wooden windows replaced with vinyl alternatives – original at second storey on front facade • Cross-gabled addition built to the rear of the residence
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of Ramsey Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable Sufficient original materials are intact to convey the residence's historical significance. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Swanson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

	The home's original form, scale, and massing are intact; the residence is in good condition with a high degree of its original fabric intact. While the original window openings have been preserved, the original windows and storms have been replaced with vinyl alternatives on the main storey of the front facade. Two single assembly windows located on the east bay are the only original windows. A cross-gable roofed addition has been built on the rear elevation, but it is not visible from the front street. – Roof: The roof structure and the roof cover, asphalt shingles, are in good condition. – Roof elements: The projecting eaves and verges as well as the wooden, whalebone fascia and stucco soffits are in good condition. – Foundation: The concrete foundation is structurally intact without any signs of damage. – Cladding: Both the wood lap and stucco cladding are in good condition no signs of cracking or loss of material. – Windows: The home retains all its original window openings but many windows have been replaced. Those at the second storey on the front façade and one on the two-storey shorter projection are original. With the exception of minor paint loss on the original wooden storms, there is no damage to the glass or the wood frames on the original windows. – Doors: The original multi-panel door is intact and in good condition. – Chimneys: Internal and external chimneys are in good condition without any loss of materials or mortar. – Decorative elements: The scalloping and non-original shutters are in good condition. – Porches: The front entrance is in good condition; there is some loss of concrete material on the steps.

City of Edmonton
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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Driscoll Residence		
Address	12 Tweedsmuir Crescent		
Neighbourhood	Glenora		
Legal Description	2804AF;124;8		
Geographic Position	53.542642	-113.552165	NAD83
Site Area	558.122m^2		
Contributing resources	n/a		
Date of Construction	1935		
Architectural Style	Georgian Revival		
Architect	n/a		
Builder	Frank Schroffel		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the early development	**Style/Design/Construction** Valued as a highly intact example of the Georgian Revival architectural style	

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worksheets)	of the southern portion of the Glenora neighbourhood **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Driscoll Residence, looking to the north.
Location	12 Tweedsmuir Crescent

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Copyright	City of Edmonton
Image 2 Description	
Caption	Partial view of the east elevation of the Driscoll Residence, looking to the northwest.
Location	12 Tweedsmuir Crescent
Copyright	City of Edmonton

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Image 3 Description	
Caption	Partial view of the rear elevation of the Driscoll Residence, looking to the southwest.
Location	12 Tweedsmuir Crescent
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the parged exterior chimney on the east elevation of the Driscoll Residence.
Location	12 Tweedsmuir Crescent

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the parged foundation and original wood basement window with storm on the east elevation of the Driscoll Residence.
Location	12 Tweedsmuir Crescent
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the wood double assembly window on the front elevation saddlebag dormer of the Driscoll Residence.

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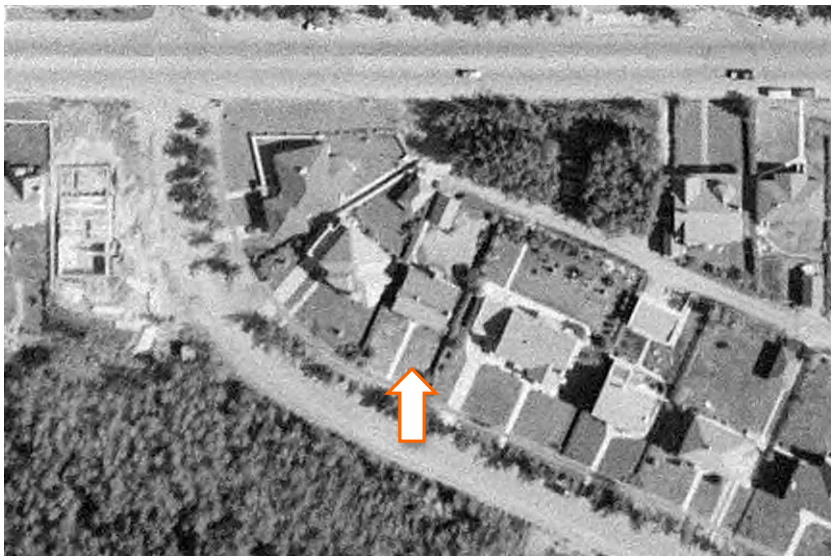
Location	12 Tweedsmuir Crescent
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of a triple assembly wood window with wood storms on the first story of the front elevation of the Driscoll Residence.
Location	12 Tweedsmuir Crescent
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the main entryway on the front elevation of the Driscoll Residence.
Location	12 Tweedsmuir Crescent
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Driscoll Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Driscoll Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Driscoll Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	This site is significant because… Built in 1935, the Driscoll Residence is valued for its association with the early development of the southern portion of the Glenora neighbourhood in the 1930s **(Theme Value – Pioneer Farms to First Suburbs).** The Driscoll Residence is further valued as a highly intact but late example of the Georgian Revival architectural style **(Theme Value – Architecture and Design).**

Municipal Heritage Planner's Mandatory Documentation

Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Driscoll Residence is located mid-block on the curvilinear Tweedsmuir Crescent in Edmonton's residential neighbourhood of Glenora. With a south facing orientation, the house is deeply setback from the street with young deciduous trees and an assortment of decorative plant as well as a stone retaining wall with flowers that runs the length of the front elevation. A detached garage is located at the rear of the residence, accessible from the alleyway. The two-storey residence features a long rectangular footprint with a symmetrical façade, single material stucco cladding and side-gabled roof with projecting eaves and verges. Full-length shed dormers run the full length of the roof along the front and rear elevations. Other features include shake shingles and a centred front entrance with a projecting gabled pediment.
Heritage Value	Built in 1935, the Driscoll Residence is valued for its association with the early development of the southern portion of the Glenora neighbourhood in the 1930s. The land was originally part of River Lot 2 and owned by Malcolm Groat. In 1903, he sold it to Attorney, William T. Tretheway, who planned to subdivide the lots and sell them as investment properties in Montreal. When his venture failed, Tretheway sold his holdings to Montreal grain merchant and real estate developer, James Carruthers who had his land holdings south of Stony Plain Road subdivided in 1911 by Richard H. Knight. Initial sales in Glenora were steady in 1912, but it was concentrated in the area north of 102 Avenue. The subdivision was covered by the Carruthers Caveat, specifying the length of setbacks and minimum house prices required in order to cater to Edmonton's burgeoning economic and social elites. Inspired by the *Garden City Suburb* movement, roadways were built to conform to the natural contours of the landscape, emphasizing natural beauty and the cultivation of private garden space. By the late 1940s, most of Tweedsmuir Crescent had been built-out with homes occupying most lots. The Driscoll Residence was built by local contractor, Frank Schroffel (1883-1970) at a cost of $5,000, who sold the new residence to Margaret Driscoll (née Ryder, 1875-1959), its first resident owner. Margaret was the widow of Alfred Driscoll (1865-1932), a former Dominion Land Surveyor and civil engineer who played a prominent role in the layout of Edmonton and areas across the prairies. Among his many prominent positions throughout western Canada, he

	served as the acting superintendent of Jasper Park from 1916-17, and district surveyor for the Dominion government. Margaret married Alfred in Chilliwack, BC in 1898 and together they came to Edmonton near the turn of the century. Together, Margaret and Frank had three children, Eleanor, Aileen and Robert. In 1906 Alfred co-founded a private surveying and engineering company, Driscoll and Knight, the latter partner having surveyed Carruthers 1911 Glenora subdivision in which the Driscoll Residence is located. Margaret remained an active member of the All Saints Anglican Cathedral congregation, and would continue to occupy the residence until her death in 1959. The Driscoll Residence is further valued as a highly intact example of the Georgian Revival architectural style. The key features of this style include the residence's long, rectangular façade with side gabled roof and symmetrical façade that includes double and triple assembly windows on the first and second stories as well as centred, prominent front door with a projecting gabled pediment. The Georgian Revival style was part of an architectural movement to revive traditional building types. The revival movement grew in prominence during the early half of the 20th century, reaching its zenith from 1910-1930. With its construction in the 1950s, this is a very late example of the style, likely influenced by the dominance of Revival architecture in Glenora at the time. The Driscoll Residence is especially significant because of its highly intact original materials including the original stucco cladding, wooden windows and storms with shutters and shake shingles. Stuccoing of the porch elements including the brackets and pediment is more common to the Post Second World War period. Additional design elements of the Driscoll Residence include its deep setback from the street set against the curvilinear Tweedsmuir Crescent. These features serve as examples of the *Garden City Suburb* aesthetic cultivated by the Carruthers Caveat.
Character Defining Elements	The key elements that define the heritage character of the Driscoll Residence include, but are not limited to its: – south facing orientation located mid-block on the curvilinear Tweedsmuir Crescent; bordered to the east and northwest by other residential properties; neighbourhood located north of Ramsey Ravine; – generous set back from street; property abuts sidewalk with boulevard and mature trees; detached garage at rear of

	residence; – landscape elements such as its: private yard featuring well-manicured lawn and young deciduous trees as well as decorative shrubs and plants; curved concrete walkways leading to front; stone retaining wall filled with plants running beneath windows along front elevation; – form, scale and massing as expressed by its: two-storey height with full-height basement; medium-pitched, side gabled roof; projecting eaves and verges with wooden bargeboards and boxed eaves; entrance centred in front elevation with projecting gabled pediment; full length shed dormers along front and rear elevations; – wooden-frame construction as expressed by its: nailed wooden frame; concrete foundation with decorative parging; stone retaining wall running beneath windows along front elevation; – Georgian Revival-style elements as expressed by its: side-gabled roof; symmetrical façade; symmetrical multi-light windows; prominent front entrance with sidelights and projecting pediment; wood shutters on windows; exterior parged chimney with chimney pot; stucco drip moulds over windows; and – original fenestration elements including: double and triple assembly, 6-over-1 single-hung wooden-sash windows with exterior wooden storms with sliding window at base; double-assembly multi-light wooden-sash casement windows at second storey; double assembly, multi-light windows with storms on side elevations; three light sidelights; six-panelled wooden front door.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… Built in 1935, the Driscoll Residence is valued for its association with the early development of the southern portion of the Glenora neighbourhood in the 1930s **(Theme Value – Pioneer Farms to First Suburbs).** The Driscoll Residence is further valued as a highly intact but late example of the Georgian Revival architectural style **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	There are no known alterations to the Driscoll Residence
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood north of the Ramsey Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are highly intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Driscoll Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the

	residence is in excellent condition with a high degree of its original fabric intact. – Roof: The roof structure and the roof cover, wooden shake shingles have been recently replaced and are in excellent condition. – Roof elements: The projecting eaves and verges as well as the wooden bargeboards and boxed eaves are in good condition. – Foundation: The concrete foundation is structurally intact; there is some water staining along the base of the east elevation. – Cladding: The stucco is original and it is in good condition with no signs of cracking or loss of material. – Windows: The home retains all its original window openings and materials. There is no damage to the glass or the wood sashes. The wood shutters are also intact and in good condition. – Doors: The original multi-panel door is intact and original. – Chimneys: Internal and external chimneys are in good condition. – Decorative elements: Are all in good condition, including wooden shutters and stone retaining wall running along the base of the front elevation. – Porches: The front entrance is in good condition; there is some horizontal cracking along the open concrete steps.

City of Edmonton
Historic Resource
Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Henry Residence		
Address	4 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;121;12		
Geographic Position	53.542390	-113.546261	NAD83
Site Area	975.243m^2		
Contributing resources	n/a		
Date of Construction	1932		
Architectural Style	Tudor Revival		
Architect	n/a		
Builder	Modern Homebuilders Ltd.		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as an elegant example of Tudor Revival architectural	

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(see attached worksheets)	development of Wellington Crescent in the Glenora neighbourhood **Event/Cultural Practice** **Institution/Person** The Henry Residence is further valued for is connection with early Edmonton pioneer, businessman, City Alderman and Mayor, William T. Henry.	constructed by prominent contractor Joseph N. Cote. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Henry Residence, looking to the west.
Location	4 Wellington Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the original portion of the Henry Residence, looking to the west.
Location	4 Wellington Crescent NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the south elevation of the Henry Residence, showing its parged exterior chimney. Looking to the northwest.
Location	4 Wellington Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the one story brick addition to the south elevation of the Henry Residence, built sometime between 1976 and 1986.

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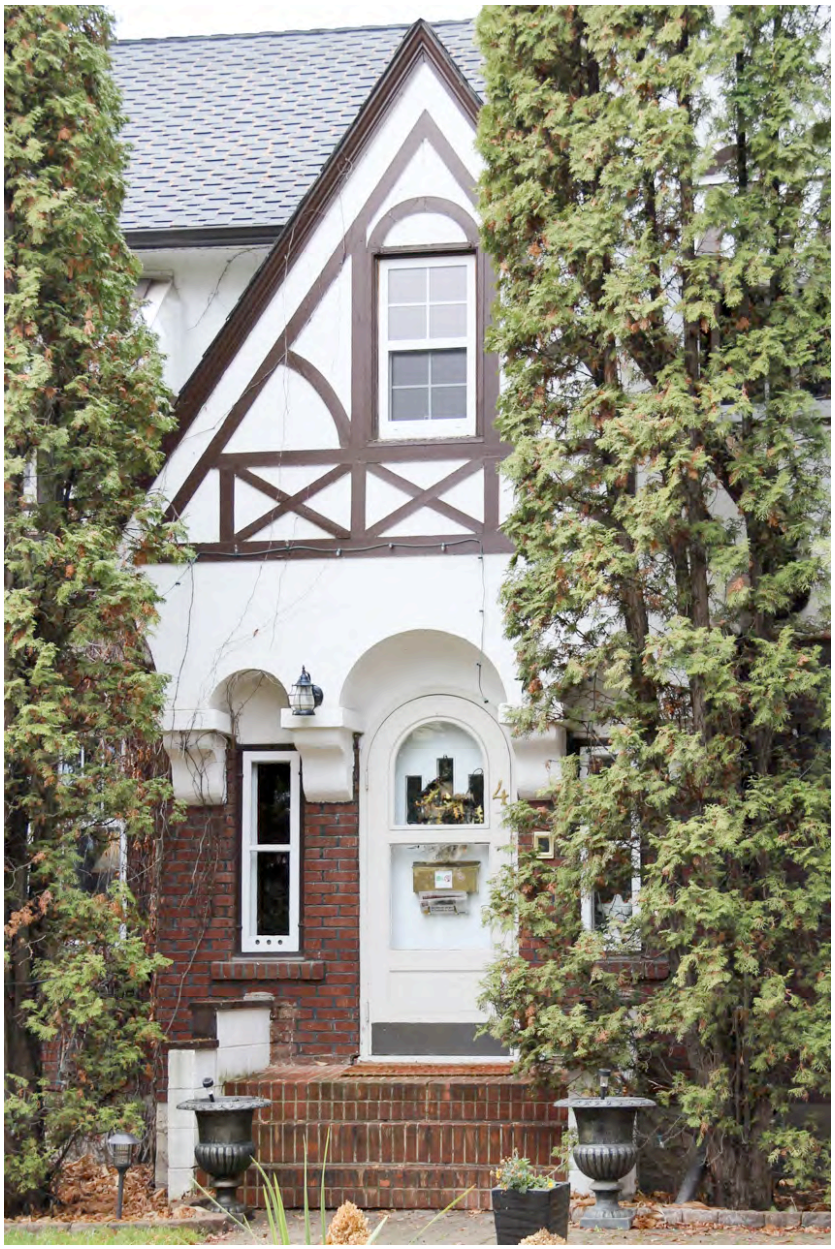
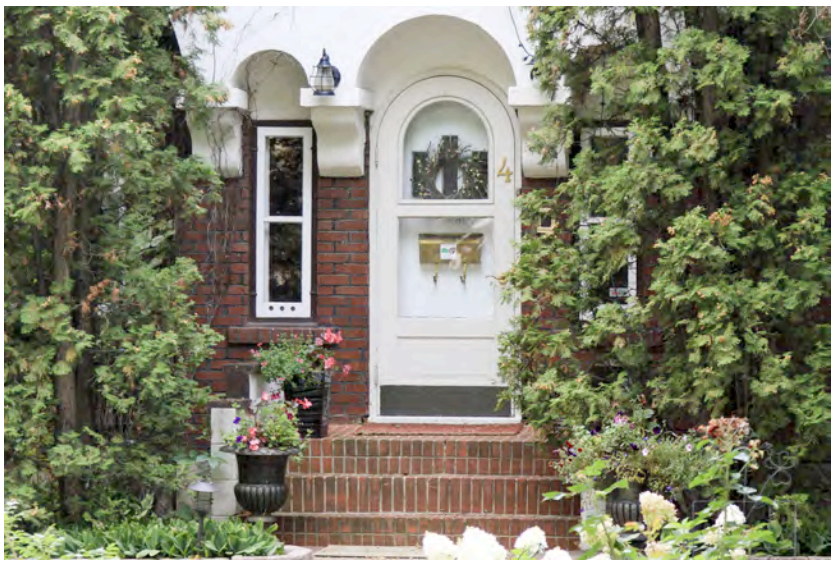
Location	4 Wellington Crescent NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the large gable on the front elevation of the Henry Residence, located directly above the main entryway.
Location	4 Wellington Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Henry Residence.
Location	4 Wellington Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of window with metal canopy on the shed dormer on the front elevation of the Henry Residence.

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Location	4 Wellington Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of a triple assembly window with original sized fenestration. Wood windows have been replaced with vinyl counterparts.
Location	4 Wellington Crescent NW
Copyright	City of Edmonton
Historic Photo	

Municipal Heritage Planner's Mandatory Documentation

Caption	1952 aerial image of the Henry Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Henry Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

Historic Photo	
Caption	1976 aerial image of the Henry Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	This site is significant because… The Henry Residence is valued for its association with the development of Wellington Crescent in the Glenora neighbourhood during the early 1930s **(Theme – The Carruthers Caveat and the Garden City Suburb).** The Henry Residence is further valued for is connection with early Edmonton pioneer, businessman, City Alderman and Mayor, William T. Henry **(Theme – Administration and Politics)**. The Henry Residence is further valued as an elegant example of Tudor Revival architectural, built by prominent Edmonton contractor Joseph N. Cote **(Theme – Architecture and Design).**

Municipal Heritage Planner's Mandatory Documentation

Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Henry Residence is located mid-block on Wellington Crescent in Edmonton's residential neighbourhood of Glenora. With an east-facing orientation, the asymmetrical house is deeply set back from the street. The Henry Residence is a one and one-half storey Tudor Revival-style home identifiable by its steeply pitched roof, narrow verges, shed dormer on the front elevation, front-gabled projecting front entry, and its brick and stucco exterior accented with half-timbering.
Heritage Value	Built in 1932, the Henry Residence is valued for its association with the development of Glenora's Wellington Crescent during the 1930s and the economic upheaval of the Great Depression. Glenora's earlier waves of development matched those elsewhere in Edmonton. Initial settlement in Glenora took off in 1912, but it was concentrated in the area north of 102 Avenue. The onset of the economic decline of the Great Depression (1929-1939), significantly slowed land development throughout Canada, including Edmonton. However, Glenora was somewhat buffered from this slowdown, as large, high-quality residents continued to be constructed throughout the 1930s, although at a slower rate. The Henry Residence's 1932 construction, the lowest point of the Depression in Canada, makes its scale and cost of construction, $6,600, impressive. The residence is situated in the 1911 Glenora Subdivision, south of Stony Plain Road, which was laid out by Richard H. Knight and consisted of both a standard gridiron and *Garden City Suburb* design. The latter, integrated neighbourhood development into the natural environment. The Henry Residence's design was characteristic of Glenora's residential development, which was managed by the Carruthers Caveat. Created by Montreal developer, James Carruthers in 1911, the caveat stipulated guidelines for the development of properties such as: generous setbacks; single dwelling construction only; positioning of dwelling on the lot; and benchmark value of construction. The Henry Residence was one of the earlier homes to be built on Wellington Crescent. By the late 1940s, the neighbourhood had been built out with a home occupying most lots. The Henry Residence is further valued for is connection with early Edmonton pioneer, businessman, City Alderman and Mayor, William T. Henry. Henry was born on Prince Edward Island and moved west to Calgary in 1890. He moved to Edmonton three years

	later where he opened W. T. Henry and Co., Clothing, Boots and Shoes, which outfitted prospectors on their way to the Klondike. In 1906, his business interested shifted when Henry established the furniture business of Blowey, Henry Ltd., his successful business would be expanded circa 1930 to include wholesale furniture and was renamed Henry, Graham and Reid Ltd. Concurrently with his business operations, Henry initiated his political career, which would span 25 years. He served as a city Alderman from 1900-1902, as Edmonton's thirteenth mayor from 1914 to 1917, and as a Liberal candidate in a 1924 provincial by-election, serving for two years before his defeat in the 1926 general election. The Henry Residence was the home of Ada (nee Battrick, 1871-1944) and their son Alan. The Henry family occupied the home until 1941. The Henry Residence is further valued as an exceptional example of Tudor Revival architectural constructed by prominent Edmonton contractor Joseph N. Cote. This style of architecture was inspired by Medieval homes of England and was reflected in modest cottages to grand estates and exploded in popularity during the 1920s to 1940s in North America. Architectural style elements of the Henry Residence including its asymmetrical front façade, multiple roof styles and pitches, varied exterior cladding materials, half-timbering accents, recessed arched entry, and prominent tapered external chimney are characteristic of this style. Modern Homebuilders Ltd, a company founded by Edmonton-based contractor, Joseph N. Cote, built the Henry Residence at cost of $6,600. Cote constructed buildings throughout Edmonton, in addition to the multiple homes he built in Glenora.
Character Defining Elements	The key elements that define the heritage character of the Henry Residence include, but are not limited to its: - east facing orientation located mid-block on the curved Wellington Crescent; bordered to the east and northwest by other residential properties; neighbourhood located east of Ramsey Ravine; - generous setback from the street; rear alleyway; - landscape elements such as its: large private yard featuring well-manicured lawn and mix of deciduous and coniferous; curved concrete walkways leading to the front entrance; - form, scale, and massing as expressed by its: one and one-half storey height; T-shaped plan with front-gabled and jerkin-head roofs; off-centre entry within front-gabled

	projection; shed roof dormers; one-storey hipped roof projection on rear of residence; - wooden-frame construction including its: concrete foundation with decoratively flagstone stamped and coloured parging; red brick cladding with grey mortar on main floor; stucco cladding on upper floor and dormers with timbering accents; - Tudor Revival-style elements as expressed by its: asymmetrical façade; varied cladding material; half-timbering in front entry gable; variety of roof types and pitches; recessed arched entryway under front-gabled projection with large stucco brackets; prominent tapered chimneys; - original fenestration including: double and triple assembly rectangle window openings; 1-over-1 fixed wooden-sash windows with matching wooden sash storm windows; brick sills; single panel wooden door with glass lights and three panel wooden storm door; and - additional elements including brick steps with parged balustrade to front façade.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author	Donald Luxton & Associates

Municipal Heritage Planner's Mandatory Documentation

and Contact Information	403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Henry Residence is valued for its association with the development of Wellington Crescent in the Glenora neighbourhood during the early 1930s **(Theme – The Carruthers Caveat and the Garden City Suburb).** The Henry Residence is further valued for is connection with early Edmonton pioneer, businessman, City Alderman and Mayor, William T. Henry **(Theme – Administration and Politics)**. The Henry Residence is further valued as an elegant example of Tudor Revival architectural, built by prominent Edmonton contractor Joseph N. Cote **(Theme – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	1976 - 1986 • Flat roof brick addition added to south elevation. Unknown Date • Windows replaced • Metal awnings installed
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood east of Ramsey Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable With the exception of the windows and the front door, all of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable

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	The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Henry Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are largely intact. The residence is in very good condition with aspects of its original fabric intact. The original window openings have been preserved, however, the windows have been replaced and awnings added to the front facade. A one-storey, flat roof, brick and lapped wooden siding addition has been added to the south façade. • Foundation: The concrete foundation and its decorative parging are intact and in good condition; • Cladding: The original stucco is in good condition. There is some mortar loss and staining on the brick cladding. • Roof: The roof structure and the roof cover, asphalt shingles, are in good condition with no missing or damaged shingles. • Roof elements: The narrow eaves and verges with moulded fascia are in good condition; • Windows: The home retains all its original window openings, but most windows have been replaced. The original wooden-sash windows on either side of the front entry are intact. The brick sills are original and in good condition with only limited mortar loss; • Doors: The original arched front entrance is intact but the original door. • Chimneys: Internal and tapered external stone chimneys are in good condition; • Porches: The front entrance's overhanging gable with stucco brackets is original and in good condition. There is minor mortar loss and staining of the brick steps.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Sprague Residence		
Address	6 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;121;10		
Geographic Position	53.541948	-113.546348	NAD83
Site Area	1032.603m^2		
Contributing resources	n/a		
Date of Construction	1950		
Architectural Style	Georgian Revival		
Architect	n/a		
Builder	James Hay		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the later development	**Style/Design/Construction** Valued for its Georgian Revival style elements.	

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worksheets)	of the southern portion of the Glenora neighbourhood in the post-war period. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Sprague Residence, looking to the northwest.

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Location	6 Wellington Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and northeast (right) elevations of the Sprague Residence, with attached garage on the right. Looking to the west.
Location	6 Wellington Crescent NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	View of the front (right) and southwest (left) elevations of the Sprague Residence, looking to the north.
Location	6 Wellington Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the attached garage, an original feature of the Sprague Residence.
Location	6 Wellington Crescent NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Sprague Residence.
Location	6 Wellington Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of two 9-over-9 wood windows on the first storey on the front elevation of the Sprague Residence.
Location	6 Wellington Crescent NW

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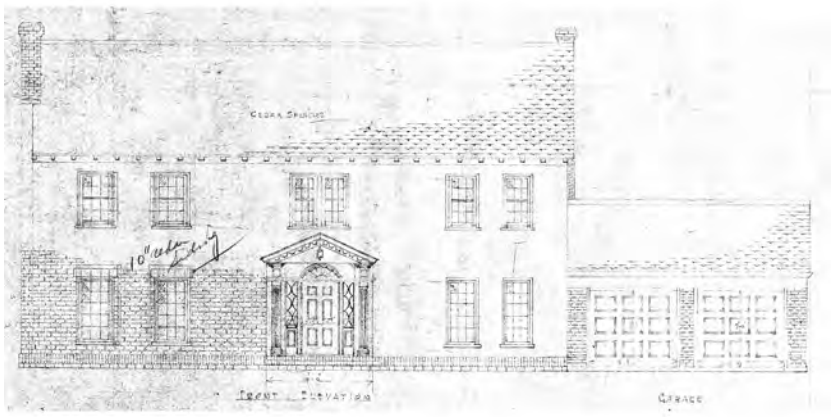
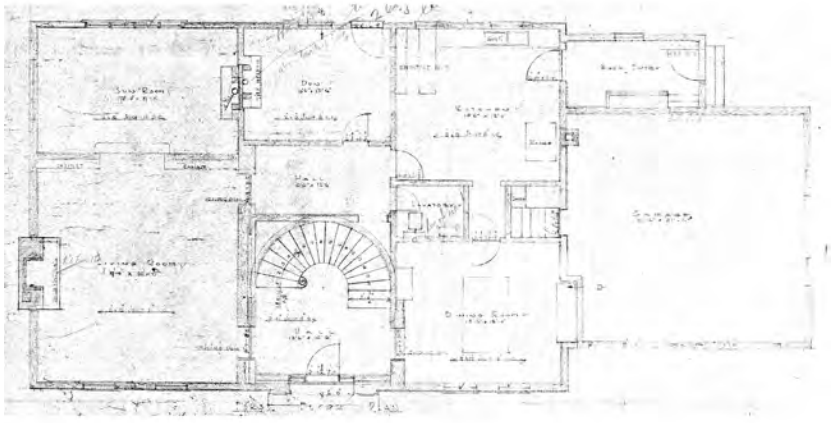
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the red brick chimney with ceramic pots, and wood modillions of the Sprague Residence.
Location	6 Wellington Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the exterior red brick chimney at the first storey of the southwest elevation of the Sprague Residence.
Location	6 Wellington Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Front elevation drawings by James Hay of the Sprague Residence. Note that the drawings indicate a two-door garage, but the garage was built with a single door.
Location	6 Wellington Crescent NW
Copyright	City of Edmonton Archives (MP-1950-708)
Image 10 Description	
Caption	First drawings by James Hay of the Sprague Residence.
Location	6 Wellington Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton Archives (MP-1950-708)
Historic Photo	
Caption	1952 aerial image of the Sprague Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Sprague Residence.

Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Sprague Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1950, the Sprague Residence is valued for its association with the later and rapid development of the southern portion of the Glenora neighbourhood in the Post-war period **(Theme Value – Pioneer Farms to First Suburbs)** The Sprague Residence is also significant for its association with prominent businessman and long-time Glenora residents, the Spragues (**People Value**).

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	The Sprague Residence is further valued as an excellent and intact example of the Georgian Revival style and represents a late expression of this style **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

3. Statement of Significance

Description of Historic Place	The Sprague Residence is located mid-block on the curved Wellington Crescent in Edmonton's residential neighbourhood of Glenora. With a southeast facing orientation, the house is deeply setback from the street with two mature coniferous trees and an assortment of decorative plant and rock landscaping elements. A paved driveway accessible from the front street provides access to the double vehicle attached garage. The residence is two-stories with a full basement and features a long rectangular footprint with a symmetrical facade and side-gabled roof with projecting eaves. Other features include a decorative pediment and engaged columns at the front entrance and a balcony over the attached garage.
Heritage Value	Built in 1950, the Sprague Residence is valued for its association with the later and rapid development of the southern portion of the Glenora neighbourhood in the Post-war period. The land was originally part of River Lot 2 and owned by HBC employee Malcolm Groat. In 1905, he sold a good portion of the property to William G. Tretheway, an attorney from Montreal. With Edmonton's access to natural resources and budding growth, Tretheway recognized the early potential growth of the city and purchased Groat's land with the intention to subdivide and sell to investors in Montreal. When sales fell flat, Tretheway sold his holdings to Montreal grain merchant and real estate tycoon, James Carruthers of Carruthers, Round and Co. Carruthers had the property south of Stony Plain Road subdivided in 1911, applying a *Garden City Suburb* design to the plan. The Garden City Suburb movement, with its roots with the City Beautiful movement, advocated the use of the natural landscape as inspiration for street flow and design. Only a handful of *Garden City Suburb* neighbourhoods exist and Glenora is one of the most intact in the country. Carruthers added a further layer, the Carruthers Caveat, specifying deep setbacks and minimum house prices required in order to cater to Edmonton's burgeoning economic and social elites. By the late 1940s, most of Wellington Crescent had been built-out with homes, making the Sprague Residence a later addition to this area of the neighbourhood in the post-war era. The Sprague Residence was commissioned by its first owners and residents, Walter and Mary Sprague, in 1950 at a cost of $17,500, exceeding the minimum $5,000 required for houses built in the

neighbourhood . It was built by notable Edmonton contractor, James Hay (1872-1956), who in collaboration with Walter, designed the home. Inspiration for the style came following a trip that Walter had taken to Louisville, Kentucky for the Kentucky Derby. Impressed with the Georgian-style homes in the city, he decided to have one built for him and his family. Hay also built many public buildings and fine homes during his career, including the first part of the Royal Alexandra Hospital; First Presbyterian Church; and several other dwellings for Walter and Mary Sprague in Glenora.

The Sprague Residence is also significant for its association with prominent businessman and long-time Glenora residents, the Spragues. Walter (1907-1994) was a local entrepreneur who opened his first drugstore, Sprague Drugstore, in 1935 in the McLeod Building, one of the city's first high-rises. He began expanding his business two years later by purchasing a competitor whose business was located across the street. At its height, the Sprague family owned 21 stores, employing more than 100 people in Edmonton and Calgary. In 1986, he sold the businesses to his son, Don. Along with his own two sons, Ken and Bob, Don continued to operate Sprague Drugs until 2010 when increased competition forced them to close shop. Bob did continue to operate a single pharmacy in downtown Calgary. In addition to his professional success, Walter also helped found the Edmonton Eskimos and brought the Canadian Derby to the city. Mary (1907-1986) was active in the local community as a member of the Independent Order of the Daughters of the Empire and the Robertson Wesley Church flower group. She was also an entrepreneur, starting a horse racing stable with seven other women who referred to their organization as the Crazy Eight.

The Sprague Residence is further valued as a superb but late example of Georgian Revival architecture. The key features of this style include the residence's long, rectangular façade with symmetrical façade, paired windows on the first and second floors and prominent front door with a decorative pediment and engaged columns. The Georgian Revival style was part of an architectural movement to revive traditional building types. The revival movement grew in prominence during the early half of the 20th century, reaching it zenith from 1910-1930 in Alberta. While the trends had embraced Modern styles with clean lines and lack of historical references in the Post-war period, the Sprague Residence is a late expression of this style. Additional design elements of the

	Sprague Residence include its deep setback from the street set against the curved Wellington Crescent.
Character Defining Elements	The key elements that define the heritage character of the Sprague Residence include, but are not limited to its: – southeast facing orientation located mid-block on the curved Wellington Crescent; bordered to the southwest and north by other residential properties; neighbourhood located east of Ramsey Ravine; – generous set back from street; property abuts sidewalk with boulevard and mature trees; attached garage at right of residence opening onto front street; – landscape elements such as its: private yard featuring well-manicured lawn and mix of deciduous and coniferous trees as well as decorative shrubs and plants; curved concrete walkways leading to front; – form, scale and massing as expressed by its: two-storey height with full-height basement; medium-pitched, side gabled roof; boxed eaves; entrance centred in front elevation with decorative pediment; – wooden-frame construction as expressed by its: nailed wooden frame; concrete foundation; lapped wooden siding; wooden shutters on windows; external red brick chimney with black mortar; red brick paving steps to front entrance; – Georgian Revival style elements as expressed by its: side-gabled roof; symmetrical façade; wide lapped siding; paired windows on first and second storey; boxed eaves with modillions; prominent front entrance with decorative sidelights and transom and decorative triangular pediment and engaged columns; decorative drip mould over windows and wooden shutters; wooden louvres in gable peaks; – original fenestration elements including: paired single-assembly 9-over-9 single-hung wood-sash windows with one-over-one exterior wooden storm; paired single-assembly 6-over-6 single-hung wooden-sash windows; sidelights with diamond mullions; wooden-sash decorative door sidelights and transom; panelled wooden door; and – additional elements include: internal concrete chimney; external red brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1950, the Sprague Residence is valued for its association with the later and rapid development of the southern portion of the Glenora neighbourhood in the Post-war period **(Theme Value – Pioneer Farms to First Suburbs)** The Sprague Residence is also significant for its association with prominent businessman and long-time Glenora residents, the Spragues (**People Value**). The Sprague Residence is further valued as an excellent and intact example of the Georgian Revival style and represents a late expression of this style **(Theme Value – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	**Unknown** • newer storms have been added to the second storey windows on the front façade • Windows on the rear elevation have been replaced with newer storm windows
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood east of Ramsey Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged.

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	Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Sprague Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in excellent condition with a high degree of its original fabric intact. Along the front elevation, the only recognizable modification is the replacement of the original single vehicle garage doors with a double car garage door. – Roof: The roof structure and the roof cover, asphalt shingles, are in good condition. – Roof elements: The boxed eaves and verges as well as the wooden bargeboards and modillions are in good condition. – Foundation: The concrete foundation is structurally intact. – Cladding: The lapped siding is original and it is in good condition. – Windows: The home retains all its original window openings and most of its wooden windows. Its first storey windows are generally intact. Newer storms have been added to the second storey windows on the front façade. A few windows on the rear elevation have been replaced with vinyl windows. Paint on wooden window sashes and trim is in good condition. – Doors: The original door with sidelights, transom and decorative pediment and engaged columns are in good condition; – Chimneys: Internal and external chimneys are in good condition; internal brick chimney has been patched with newer mortar. – Decorative elements: Are all in good condition, including wooden shutters and bargeboards; – Porches: The front entrance is in good condition; there is some loss of mortar along brick steps; – Garage: The attached garage is in good condition although the original single vehicle garage doors have been replaced with a single, two-car garage door.

City of Edmonton
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Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Dowdell Residence		
Address	9 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;122;13		
Geographic Position	53.541159	-113.546321	NAD83
Site Area	890.1m²		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Dutch Colonial Revival		
Architect	n/a		
Builder	Walter A. Sheppard		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The Dowdell Residence is valued as	**Style/Design/Construction** Possesses architectural value as a high quality, high-style example	

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(see attached worksheets)	a stately and highly intact example of homes built during Glenora's Inter-war development era and significantly contributes to Wellington Crescent's *Garden City Suburb* streetscape.	of the Dutch Colonial Revival Style in Glenora.
	Event/Cultural Practice	Landmark/Symbolic Value
	Institution/Person	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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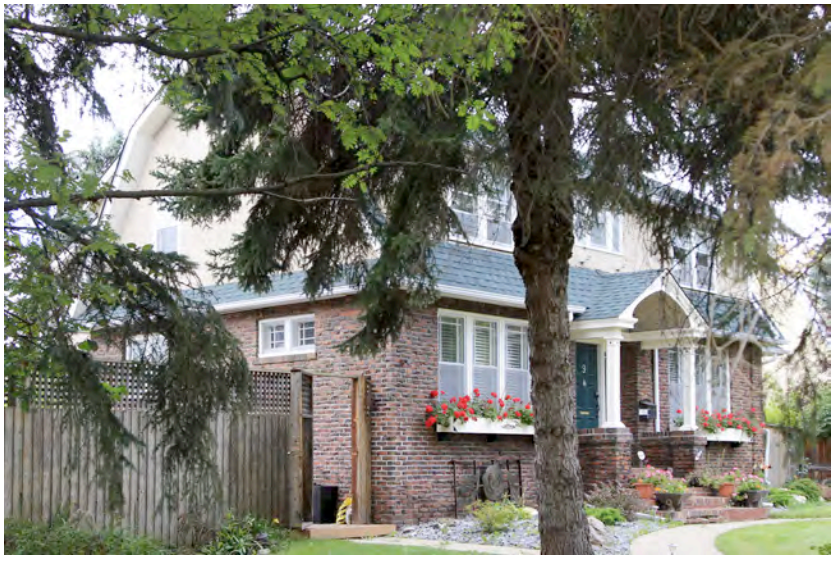
Image 1 Description	
Caption	View of the front elevation of the Dowdell Residence, looking to the southwest.
Location	9 Wellington Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and east (left) elevations of the Dowdell Residence, looking to the west.
Location	9 Wellington Crescent NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the rear elevation of the Dowdell Residence, looking to the northeast. The residence underwent re-roofing in late 2015.
Location	9 Wellington Crescent NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	View of the front (left) and west (right) elevations of the Dowdell Residence, looking to the south.
Location	9 Wellington Crescent NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of a double assembly window in the saddlebag dormer on the front elevation of the Dowdell Residence. A clinker brick chimney is also visible.

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Location	9 Wellington Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the one-storey projection off of the northwest elevation of the Dowdell Residence.
Location	9 Wellington Crescent NW
Copyright	City of Edmonton
Image 7 Description	

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Caption	Detail of a triple assembly window on the front elevation of the Dowdell Residence. Aluminium storms have been installed over the original wood windows.
Location	9 Wellington Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	A small double assembly window on the southeast elevation of the Dowdell Residence. Aluminium storms have been installed over the original wood windows.
Location	9 Wellington Crescent NW
Copyright	City of Edmonton

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Image 9 Description	
Caption	Detail of the main entryway on the front elevation of the Dowdell Residence.
Location	9 Wellington Crescent NW
Copyright	City of Edmonton

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Historic Photo	
Caption	View of the recently completed Dowdell Residence.
Date	1929
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-4582i)
Historic Photo	
Caption	View of the Dowdell Residence several months after its construction, showing extensive landscaping and addition of canopies on some windows.

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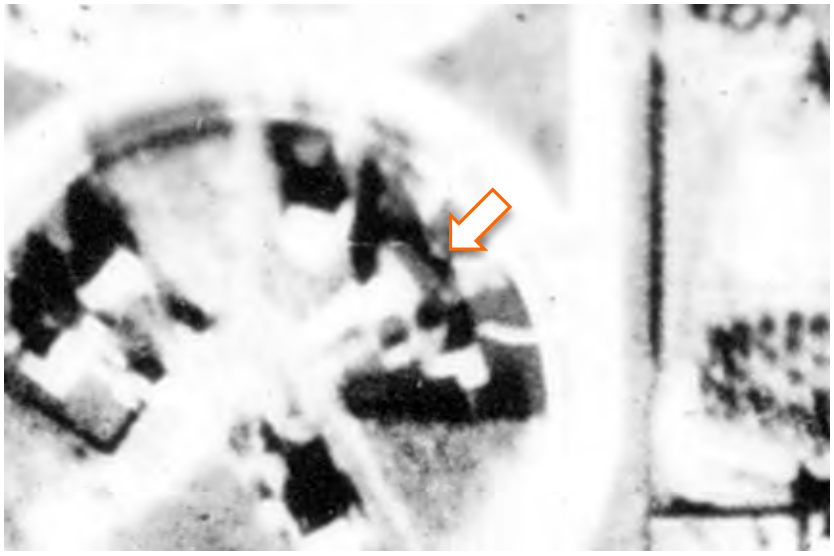
Date	1930
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-5514)
Historic Photo	
Caption	1930 aerial image of the Dowdell Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)

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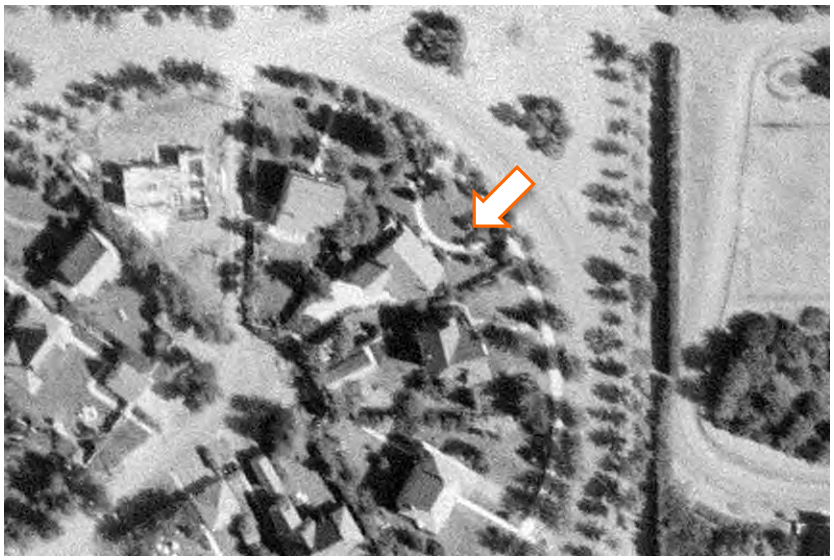
Historic Photo	
Caption	1952 aerial image of the Dowdell Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Dowdell Residence.
Date	1965

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Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

Municipal Heritage Planner's Mandatory Documentation

2. Significance

Summary	The Dowdell Residence is valued as a stately and highly intact example of homes built during Glenora's Inter-war development era and significantly contributes to Wellington Crescent's *Garden City Suburb* streetscape. **(Theme Value – The Carruthers Caveat and the Garden City Suburb)** The Dowdell Residence possesses architectural value as a high quality, high-style example of the Dutch Colonial Revival Style in Glenora. **(Theme Value – Architecture and Design)**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Information	
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Dowdell Residence is a stately one and one-half-storey, symmetrical plan Dutch Colonial Revival-style house with a side-gambrel roof. The front façade features deeply overhanging eaves, near full-width shed roof dormer, clinker brick and stucco cladding, multi-light windows, and prominent front entry with gabled canopy. The house is situated on a large wedge-shaped lot facing onto a curvilinear residential street. The residence is located in the southeast part of the inner city residential community of Glenora, on Wellington Crescent, across from the Government House grounds and south of 102 Avenue.
Heritage Value	The 1929 Dowdell Residence possesses heritage value as a stately and highly intact example of homes built during Glenora's Inter-war development era. The home is located in the 1911 Glenora subdivision developed by James Carruthers. Richard H. Knight surveyed this neighbourhood (between Stony Plain Road and the North Saskatchewan River valley) in three parts: a grid-iron part west of 136 Street, a *Garden City Suburb* area with streets that flowed with the sloping terrain of the ravines, and Government House grounds east of Wellington Crescent. The *Garden City* Suburb construct emerged as a new form of urban planning in the early 20th century. The construction of the Groat Ravine Bridge (1911), Alberta Government House (1913), streetcar stub line (1912), modern planning, and its close proximity to downtown made Glenora highly desirable neighbourhood. Glenora's varied architectural styles illustrate the multiple waves of development in the community, which continued, although at a slower rate, throughout the Depression (1929-1939), when residential construction elsewhere in the city and country had dramatically slowed. Guiding the waves of development in Glenora was the Carruthers Caveat, which was developed by real-estate mogul James Carruthers in 1911. The caveat applied to Glenora lots south of Stony Plain Road and laid out guidelines for setbacks; the nature of construction; positioning of dwelling on lot; and value of construction. The Dowdell Residence is a quintessential example of residential construction during this period of development in Glenora. The Dowdell Residence possesses architectural value as a high quality, high-style example of the Dutch Colonial Revival Style in Glenora. The home displays characteristic attributes of this architectural style including its: symmetrical form; side-gambrel

	roofline; nearly full-width saddle-bag dormers; prominent centred front entry with sidelights and gabled canopy. The home is styled in one of the Period Revivals, which defined Glenora's 'Golden Age' of architecture from the 1920s through the 1940s. Dutch Colonial Revival style was inspired by the early American homes built by the Dutch settlers and represents a less rigid interpretation of this historic style. The one-storey projection, flat-roofed on the northwest façade is a typical feature of Dutch Colonial Revivals, but absent from its historical precedents. James and Mabel Dowdell large, wedge-shaped lot faced the imposing Government House. A building permit was acquired in 1928, and the Dowdells engaged Walter A. Sheppard to construct their home valued at $8,000. James (c1878-1959) was born in Ontario and married Mabel (née Cummings, c1887-1936) in 1910. A decade later the couple moved to Edmonton where James worked as manager with Edina Coal and later Premier Coals. He would eventually set up Crown Coal with a partner. The Dowdells owned the residence until 1939. Following Mabel's death in 1936 James sold the home to Charles and Helen Hyndman in 1939.
Character Defining Elements	Key elements that define the heritage character of the Dowdell Residence include, but are not limited to its: - setting on a quiet curvilinear residential street with grassy city boulevards and mature street trees; across the street from landscaped triangular traffic island and the grounds of Government House; - location and orientation on a wide, curving, wedge-shaped lot; relation to Government House grounds and nearby Wellington Ravine natural area; - landscape elements including: deep landscaped setbacks; semi-circular walkway from road to front entrance; mature coniferous trees; - form, scale, and massing as expressed by its: one and one-half-storey height; full-height basement; rectangular plan; one-storey flat roof projection on side façade; one and one-half storey gabled projection on rear façade; front entry with front-gabled canopy; - wooden-frame construction including its: clinker-brick cladding on main floor; stucco cladding on upper floor; both clinker brick and stucco on one-storey side projection; - Dutch Colonial Revival-style details such as: symmetrical plan of main portion; side-gambrel roof; nearly full-width

	continuous shed dormers; projecting eaves and verges; tall multi-light multiple assembly windows; prominent front entry under gabled canopy supported by columns on clinker brick pilasters; varied exterior cladding materials; louvres in end gables; one-storey side projection; - original fenestration including: single, double, triple assembly 6-over-1 single-hung wooden-sash windows; triple assembly 4-over-1 single-hung wooden-sash windows on either side of a 6-over-1 single-hung wooden-sash window; double assembly multi-light wooden-sash casement windows; bank of multi-light wooden-sash casement windows; double assembly multi-light fixed wooden-sash windows; six-panel wooden door with multi-light wooden-sash sidelights; and - additional elements including: front-gabled canopy at front porch support by square fluted wooden columns resting on clinker brick pilasters, with boxed eave returns, soffit clad in stucco, closed clinker brick balustrade and brick steps; clinker brick internal chimney; attached double car garage with stucco cladding, front-gabled roof, living space on the upper floor.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact	

Municipal Heritage Planner's Mandatory Documentation

information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The 1929 Dowdell Residence possesses heritage value as a stately and highly intact example of homes built during Glenora's Inter-war development era **(Theme Value – The Carruthers Caveat and the Garden City Suburb)** The Dowdell Residence possesses architectural value as a high quality, high-style example of the Dutch Colonial Revival Style in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	1929 – 1952 • One and one-storey front-gabled addition added to rear of residence. 1965 – 1976 • Swimming pool added. Unknown Date • Storm windows replaced. • Fabric awnings removed. • Front door replaced.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on its long, curving lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building is intact. Environment ☒ Yes ☐ No ☐ Not Applicable The residential streetscape is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, wood and clinker brick. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable

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	The house expresses a strong historical aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be used as a residence.
Statement of Integrity	The Dowdell Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in good condition overall with most of its original fabric. - Foundation: Presumably concrete foundation with brick cladding has no obvious cracks or failures. - Cladding: Stucco cladding is in good condition, with localized rust marks, minor cracks, and chipped corners. Clinker brick cladding generally in very good condition; however, past unsympathetic repointing has been carried. - Roof: The roof is in good condition and has recently been re-shingled. - Roof elements: wooden bargeboards and soffits are retained and in good condition. - Windows: The home retains its original windows openings and sashes. The storm windows have been replaced. The paint finish on wooden window sashes and trim is in very good condition. - Doors: The sidelights and door surround of the front entry are original and in very good condition. The front door has been replaced. - Chimneys: Internal chimneys are in good condition with no evidence of leaning, missing bricks, or mortar loss. - Decorative elements such as the braces for the flowerboxes on the front façade are original and in good condition. The wooden planter boxes have been replaced. - Porches: The wooden open balustrade of roof top deck above the one-storey side façade projection is original and in good condition. The main entry porch is in fair condition. All elements are original. The square wooden-columns are poor condition with rot visible at the base of the columns. The brick steps and balustrade are in fair condition with some bricks loose and areas unsympathetically repointed. - Garage: The garage projection on the rear of the residence is in good condition with minor stucco failure,

	and the storm window and garage door are replaced.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Geggie Residence		
Address	10 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;122;12		
Geographic Position	53.541015	-113.546218	NAD83
Site Area	890.246		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Tudor Revival		
Architect	William G. Blakey		
Builder	Robert McRae		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached	**Activity/Theme** Impressive example of nature of residential	**Style/Design/Construction** Good example of architect William Blakey's designs.	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	construction in Glenora. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person** Association with first long-term owner, Dr. Conrad Geggie.
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Geggie Residence, looking to the west.
Location	10 Wellington Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and south (left) elevations of the Geggie Residence, looking to the northwest.
Location	10 Wellington Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the north elevation of the Geggie Residence, looking to the southwest. Note that a window has been filled in.

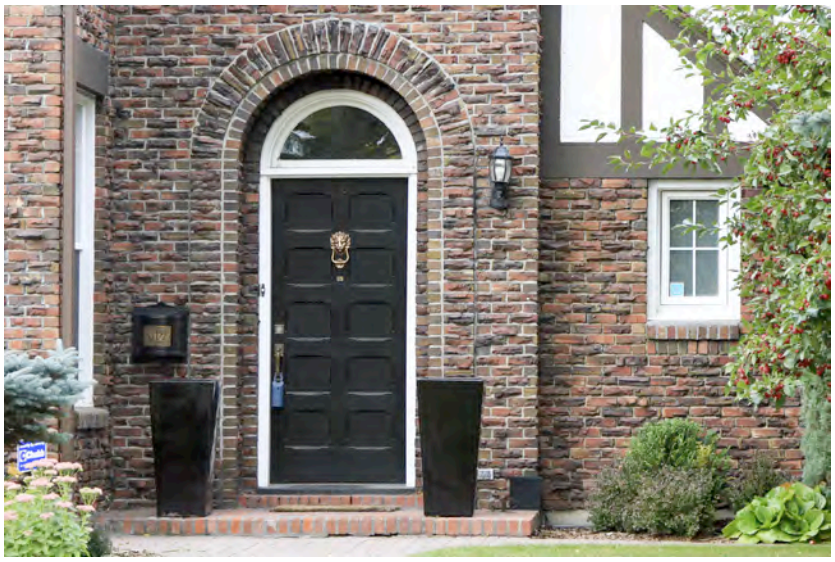
Municipal Heritage Planner's Mandatory Documentation

Location	10 Wellington Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the gable peak on the front elevation of the Geggie Residence with its wood louvre.
Location	10 Wellington Crescent NW
Copyright	City of Edmonton

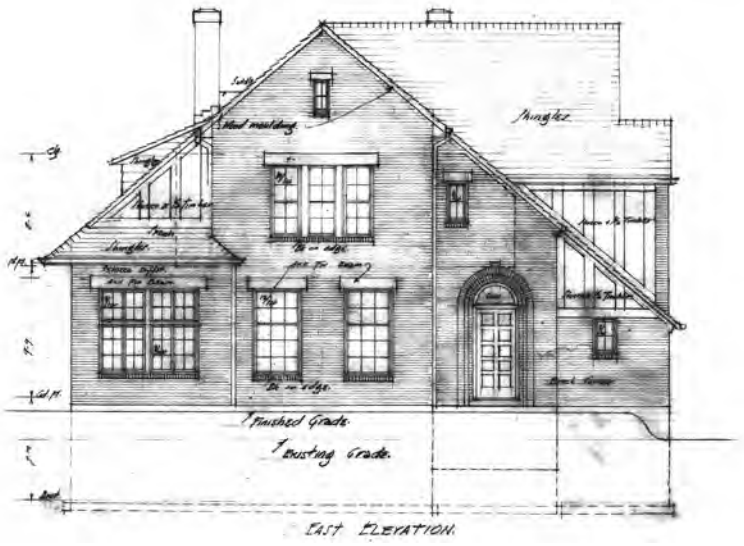
Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	Detail of the interior clinker brick chimney located on the south-half of the Geggie Residence.
Location	10 Wellington Crescent NW
Copyright	City of Edmonton

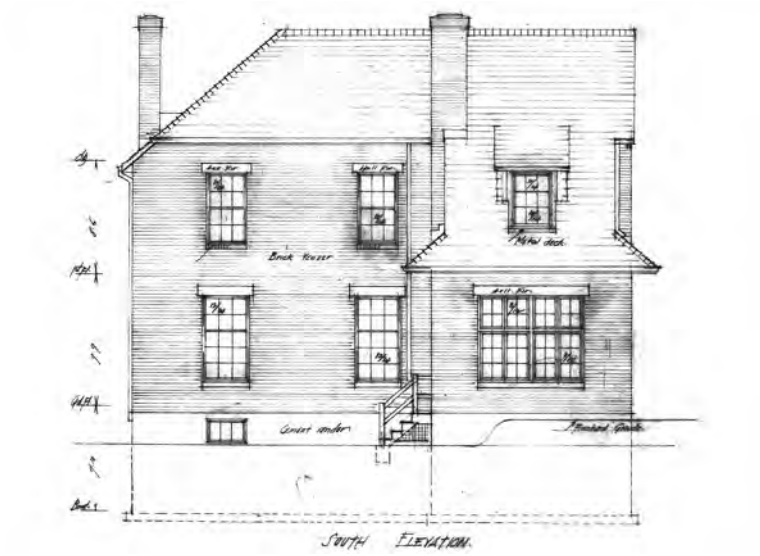
Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Geggie Residence.
Location	10 Wellington Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of original fenestrations on the front elevation of the Geggie Residence. Original wood windows have been replaced with vinyl counterparts.

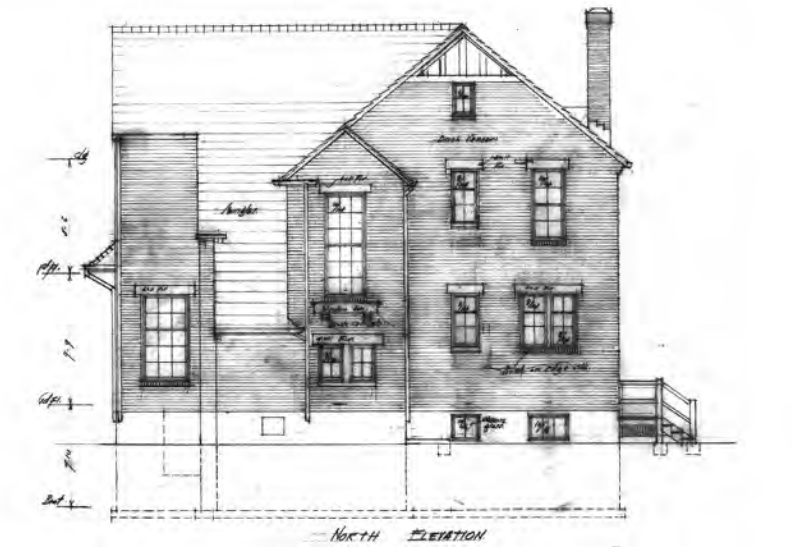
Municipal Heritage Planner's Mandatory Documentation

Location	10 Wellington Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the original wood windows and storms on the sunroom of the Geggie Residence, located on the southeast corner of the dwelling.
Location	10 Wellington Crescent NW
Copyright	City of Edmonton
Image 9 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Front elevation drawing of the Geggie Residence by William G. Blakey.
Location	10 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/73,74)
Image 10 Description	
Caption	South elevation drawing of the Geggie Residence by William G. Blakey.
Location	10 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/73,74)

Municipal Heritage Planner's Mandatory Documentation

Image 11 Description	
Caption	Rear elevation drawing of the Geggie Residence by William G. Blakey.
Location	10 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/73,74)
Image 12 Description	
Caption	North elevation drawing of the Geggie Residence by William G. Blakey.
Location	10 Wellington Crescent NW

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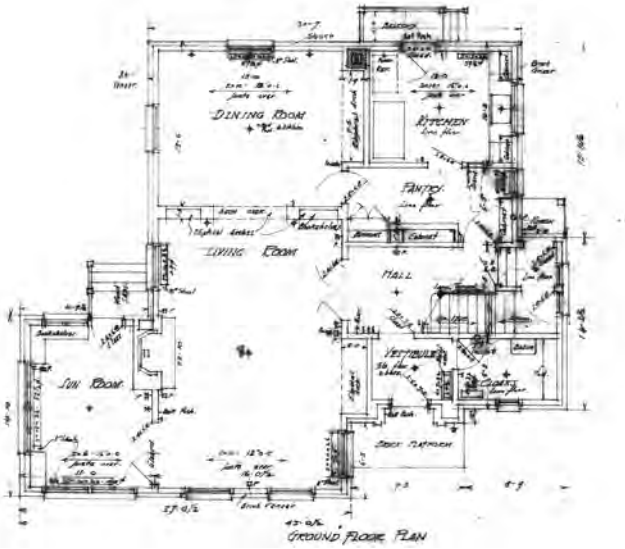
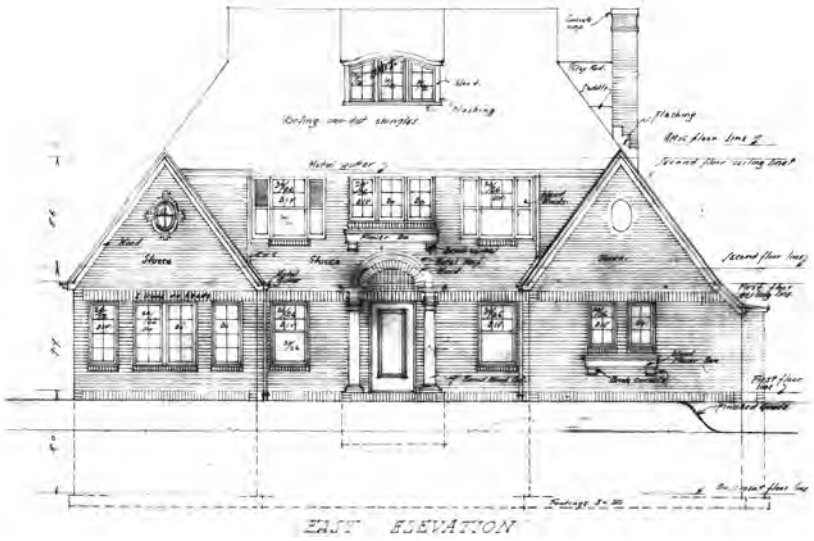
Copyright	Provincial Archives of Alberta (PR1967.0100/73,74)
Image 13 Description	
Caption	Ground floor plan of the Geggie Residence by William G. Blakey.
Location	10 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/73,74)
Image 14 Description	
Caption	An alternative, proposed residence for the Geggie family for their property, drawn by William G. Blakey.

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Location	10 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/73,74)
Historic Photo	
Caption	Image of the recently completed Geggie Residence.
Date	1930
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-5513)
Historic Photo	

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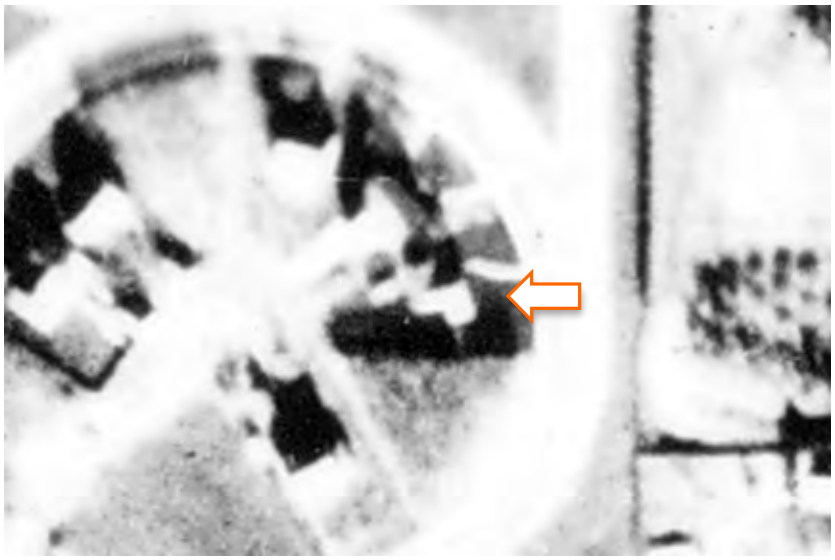
Caption	The Geggie Residence as it appeared in 1978.
Date	18 May 1978
Photographer	H.L. Brown
Copyright	Alberta Heritage Survey Program (78-R166-16)
Historic Photo	
Caption	1930 aerial image of the Geggie Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)

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Historic Photo	
Caption	1952 aerial image of Geggie Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of Geggie Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Geggie Residence, constructed in 1929, is an impressive example of the nature of residential construction in Glenora during the Inter-war period just prior to the start of the Great Depression, and through its scale, design and materials reflects the economic position of the neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Geggie Residence is significant for its connection with original long-term owner, Dr. Conrad G. Geggie **(Person Value)**. The Geggie Residence is further valued as an elegant example of noteworthy Edmonton architect, William George Blakey's, interpretation of Tudor Revival architecture **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance?

Municipal Heritage Planner's Mandatory Documentation

	☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Geggie Residence is a two and one-half storey Tudor Revival-style residence situated in Edmonton's historic Glenora neighbourhood. Located on Wellington Crescent southwest of Government House, the residence is highly identifiable by its clinker brick exterior with half-timbering accents, dramatic asymmetrical front-gabled roof, L-shaped plan, corbelled clinker brick chimney, and multi-assembly windows.
Heritage Value	The Geggie Residence, constructed in 1929, is valued as an impressive example of the nature of residential construction in Glenora during the Inter-war period just prior to the start of the Great Depression, and through its scale, design and materials reflects the economic position of the neighbourhood. The residence was constructed on the final portion of the Glenora neighbourhood to be subdivided in 1911 by Richard H. Knight. The subdivision comprised of a standard gridiron design section and a *Garden City Suburb* section where lots and roads considered the configuration of the natural environment. Glenora underwent waves of development, which are reflected in the scale and diverse architectural styles. The construction of the Groat Ravine Bridge (1911), Alberta Government House (1913), streetcar stub line (1912), and its proximity to downtown made Glenora highly desirable to Edmonton's wealthy residents and professionals. Guiding the development in Glenora was the Carruthers Caveat, which was developed by real-estate mogul, and original owner of the lots, James Carruthers in 1911. The caveat applied to Glenora lots south of Stony Plain Road and stipulated setbacks; single residential dwellings only; positioning of dwelling on lot; and mandatory value of construction. These design guidelines incorporated aspects of the *Garden City Suburb*, which emerged as a new form of urban planning in the early 20th century. The Geggie Residence, constructed just prior to the start of the Great Depression, reflects the scale and design of residential construction in Glenora and the affluent financial position of the neighbourhood's residents. The Geggie Residence is also significant for its connection with original long-term owner, Dr. Conrad G. Geggie. Born in Quebec in 1884, Geggie studied medicine at Laval University graduating in 1909, after which he completed post-graduate studies at the University of Paris and the University of Lyons, as well as hospitals in London, Edinburgh, Glasgow, and New York City, before returning

	to Quebec to set up a practice in 1914. At the outbreak of the First World War, Geggie enlisted serving as a surgeon with the Canadian Expeditionary Force. He served oversees until September 1915, at which time he returned to Canada and worked as a recruiter travelling throughout western Canada. It was in this role that Geggie first visited Edmonton. Following the war, Geggie moved to Edmonton, working as a surgeon at the Strathcona Military Hospital starting in 1920, the same year he set up a private practice in Edmonton. In addition to being a surgeon, Geggie specialized in women's diseases. He remained in the residence with his wife Agnes (née Shaw) until 1953. The Geggie Residence is further valued as an elegant example of noteworthy Edmonton architect William George Blakey's, interpretation of Tudor Revival architecture. Born in Sunderland, England, in 1885, Blakey trained under English architect George T. Brown, with his brother Richard Palin Blakey, also a significant Edmonton architect. Following his arrival to Canada in 1907, William worked for Edmonton's Department of Public Works before joining the local firm of Roland M. Lines. Following his service with the Department of Munitions during the First World War, Blakey returned to Edmonton and established an architectural firm, taking on numerous commissions for Glenora residences. The Geggie Residence represents one of Blakey's Tudor Revival-style designs, an architectural style made popular during the Inter-war period. During this transitory time, the general public sought out designs that referenced historic ideals and domestic values. This revival style draws elements from medieval architectural of England's Tudor period. Robert McRae constructed the house for the cost of $15,000 – triple the construction value requirement stipulated in the Carruthers Caveat. The home's clinker brick exterior with half-timbering accents, multiple steeply pitched roofs of varying styles, abundance of multi-assembly windows, and recessed arched entry are all hallmarks of this architectural style.
Character Defining Elements	Key elements that define the heritage character of the Geggie Residence include, but are not limited to its: – location on Wellington Crescent, in the Edmonton neighbourhood of Glenora; – siting on a trapezoid-shaped lot setback from the street; – form, scale, and massing as expressed by its: two and one-half storey height with full-height basement; L-shaped plan;

	front-gabled roof with exaggerated roof slopes; one and one-half storey front-gabled projection on the front façade; skirt roof that ties into the main front-gabled roof with shed roof dormer; shed roof one-storey entry; side-gabled roof that transitions to a hipped roof on opposite end; – wooden-frame construction including: concrete foundation; clinker brick cladding on front and side façades; stucco on rear façade; – Tudor Revival-style elements such as: decorative wooden half-timbering; pointed bargeboards; multiple roof styles; tall multi-assembly windows; steeply pitched roofs; recessed arched entry; rustic cladding; wooden louvre in gable peak; – original fenestration such as: single and triple assembly rectangle window openings; windows; single assembly 8-over-1 single-hung wooden-sash window; single assembly multi-light wooden-sash casement windows with matching wooden-sash storm windows; bank of multi-light wooden-sash casement windows with multi-light wooden-sash transom windows both have matching wooden-sash storm windows; concrete window lintels; clinker brick window sills; recessed arched entry with arched clinker brick surround with 10 panel wooden door with arched wooden-sash transom; and – additional elements such as: corbelled clinker brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	

Municipal Heritage Planner's Mandatory Documentation

Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Geggie Residence, constructed in 1929, is an impressive example of the nature of residential construction in Glenora during the Inter-war period just prior to the start of the Great Depression, and through its scale, design and materials reflects the economic position of the neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Geggie Residence is significant for its connection with original long-term owner, Dr. Conrad G. Geggie **(Person Value)**. The Geggie Residence is further valued as an elegant example of noteworthy Edmonton architect, William George Blakey's, interpretation of Tudor Revival architecture **(Theme Value – Architecture and Design)**.
Period of Significance	1930s
Chronology of Alterations	Post - 1965 • addition added to rear of house • garage replaced • windows replaced on front façade, except sunroom • window openings bricked in on side façade
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The house maintains its original location. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the house has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The house retains its residential setting. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of craftsmanship is evident by its condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The house retains is historic aesthetic.

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	Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be used as a residence.
Statement of Integrity	The Geggie Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The Geggie Residence overall is in very good condition with its form, scale, and massing intact. The house also retains a high level of integrity of its original elements. - Foundation: The concrete foundation was not observable. - Cladding: The exterior clinker brick and stucco cladding are in good condition. Previous unsympathetic repointing has occurred in areas. No missing bricks were noted. The wooden half-timbering is original and in good condition. - Roof: The roof exhibits no sagging or bulges. There are no missing or split shingles noted. - Roof elements: Bargeboards are intact and original with no areas of rot noted. - Windows: The home retains nearly all its original window openings. Numerous windows on all façades have been replaced. Window openings on the side facades have been bricked in and the sill removed. - Doors: The wooden front door and arched wooden-sash transom are original. - Chimney: Clinker brick chimney with corbelled cap is in good condition with no evidence of leaning, missing bricks, or significant mortar loss.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Glencairn		
Address	15 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;122;7		
Geographic Position	53.540373	-113.547442	NAD83
Site Area	904.322m^2		
Contributing resources	n/a		
Date of Construction	1934		
Architectural Style	Tudor Revival		
Architect	William G. Blakey		
Builder	Joseph N. Cote		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Glencairn is a unique example of residential	**Style/Design/Construction** Glencairn is an excellent example of Tudor Revival architecture	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	construction in Glenora during the Depression. **Event/Cultural Practice** **Institution/Person** Glencairn is valued for its connection with long-term Edmonton business entrepreneur, Thomas Campbell.	designed by William George Blakey. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



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Caption	View of the front elevation of Glencairn, looking to the north.
Location	15 Wellington Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the rear elevation of Glencairn, looking to the south.
Location	15 Wellington Crescent NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	Detail of the shed dormer with original wood window on the east elevation of Glencairn.
Location	15 Wellington Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the gable on the front elevation of Glencairn with its half-timbering.
Location	15 Wellington Crescent NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the stucco cladding; parged foundation; basement window; and window box brackets on the front elevation of Glencairn.
Location	15 Wellington Crescent NW
Copyright	City of Edmonton

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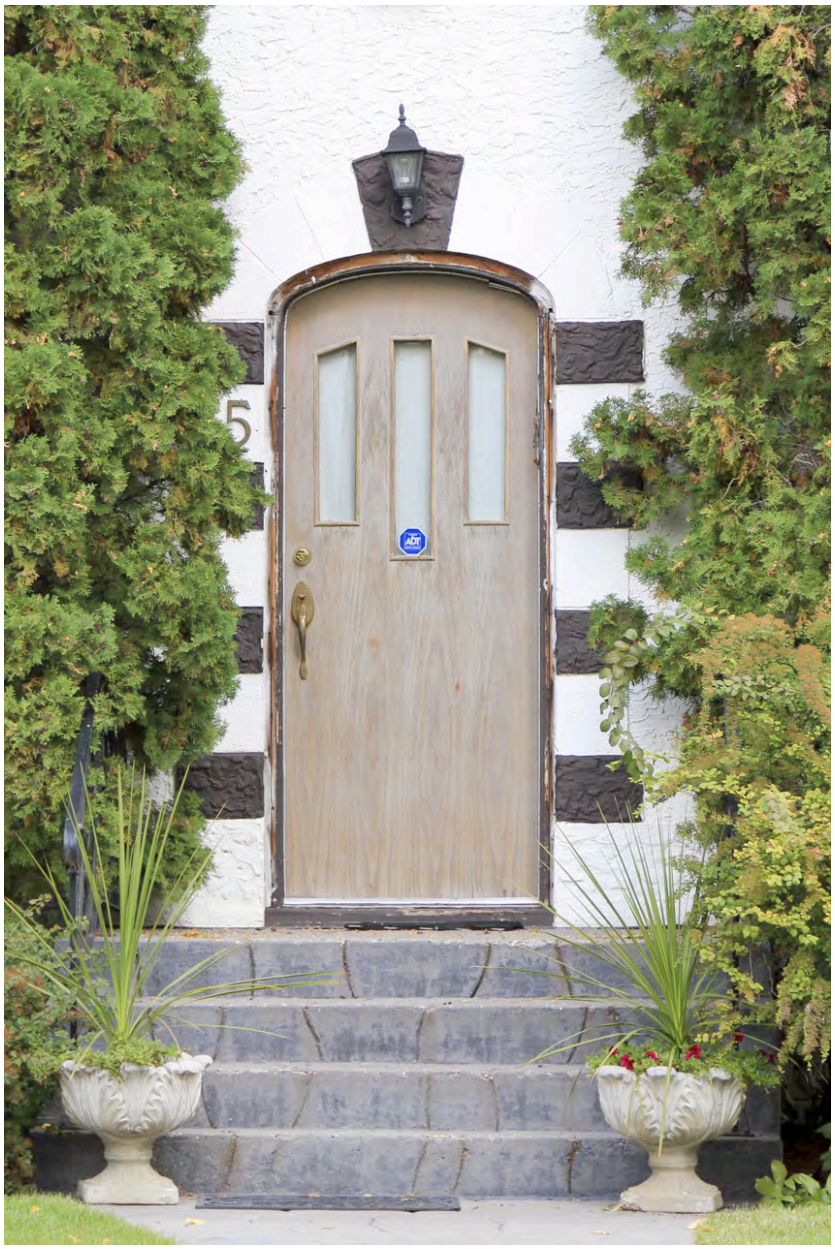
Image 6 Description	
Caption	Detail of the main entryway on the front elevation of Glencairn.
Location	15 Wellington Crescent NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the wingwall on the front elevation of Glencairn.
Location	15 Wellington Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of a triple assembly window on the front elevation of Glencairn. New storms have been installed, but original wood windows remain.
Location	15 Wellington Crescent NW

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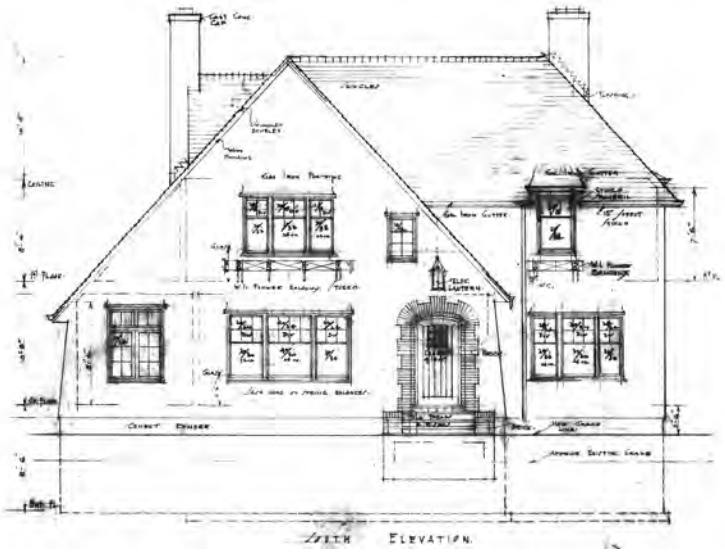
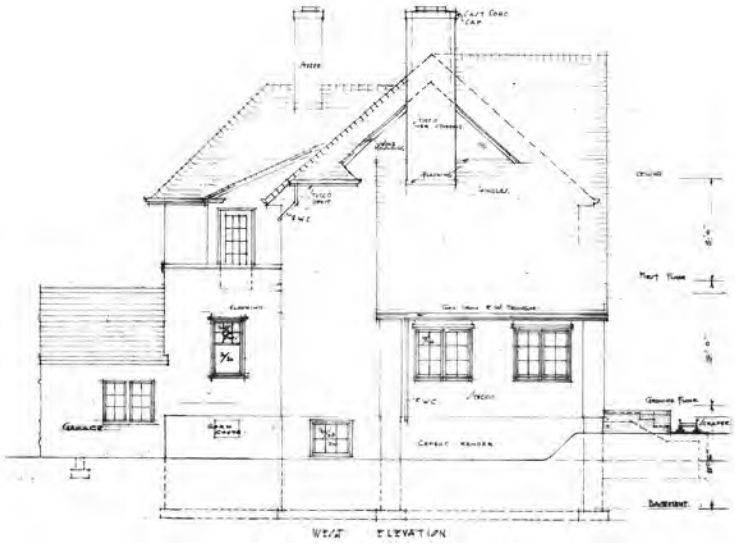
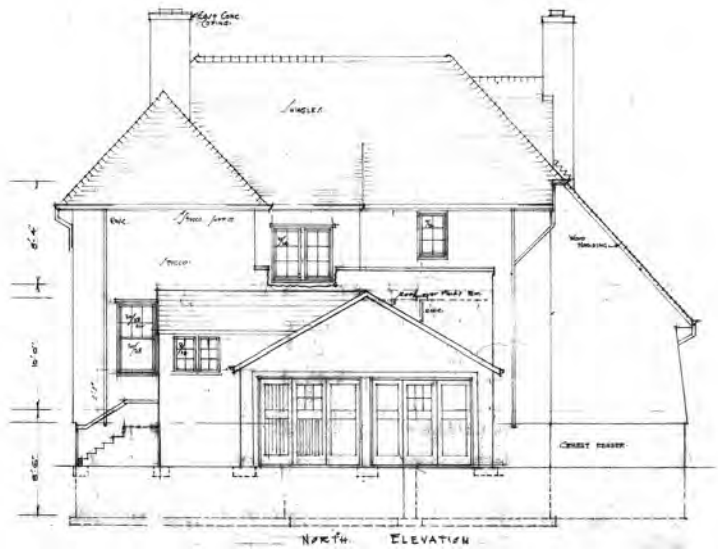
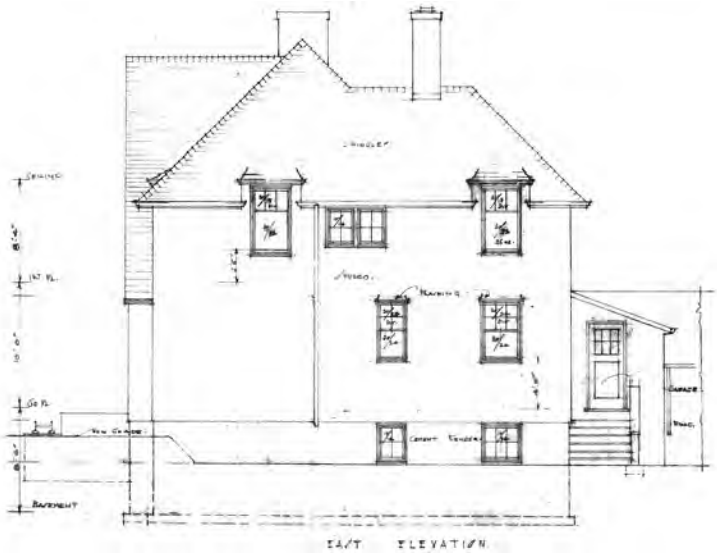
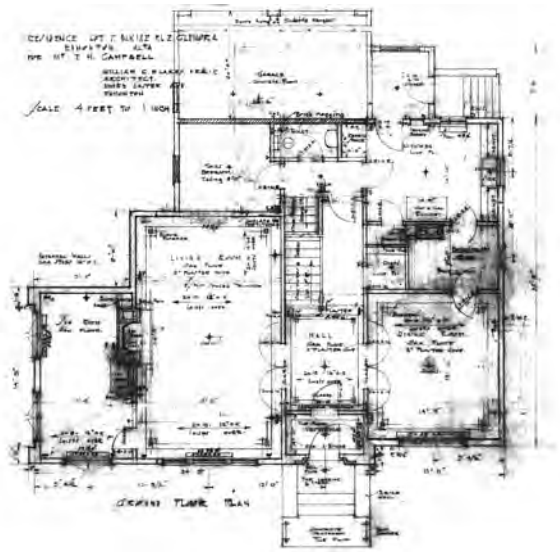
Copyright	City of Edmonton
Image 9 Description	
Caption	Front elevation drawing of Glencairn by William G. Blakey.
Location	15 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/42)
Image 10 Description	
Caption	West elevation drawing of Glencairn by William G. Blakey.
Location	15 Wellington Crescent NW

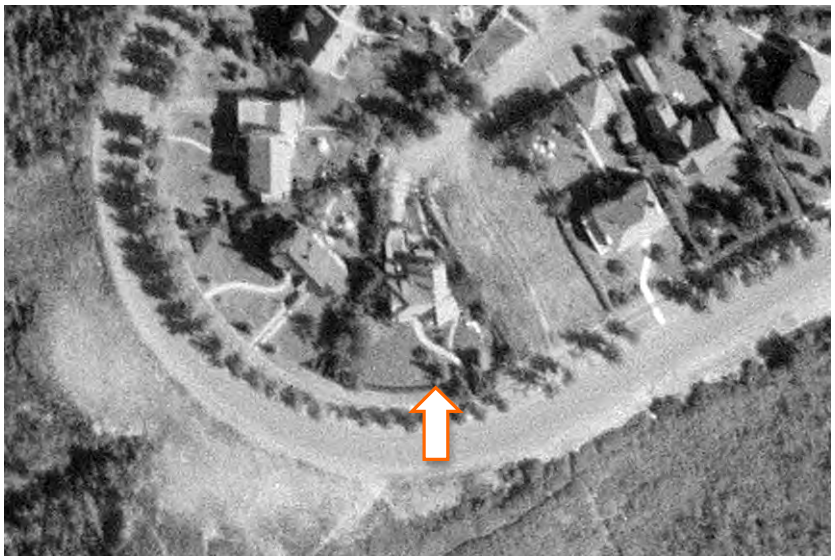
Municipal Heritage Planner's Mandatory Documentation

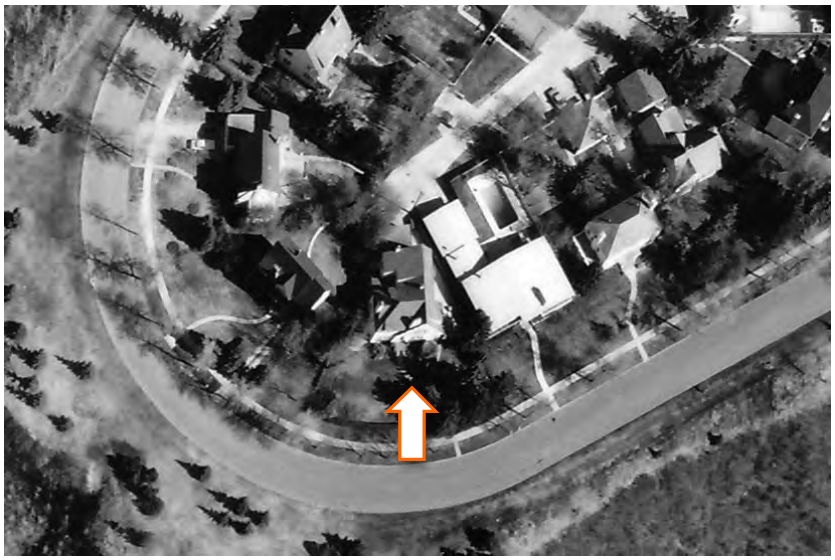
Copyright	Provincial Archives of Alberta (PR1967.0100/42)
Image 11 Description	
Caption	Rear elevation drawing of Glencairn by William G. Blakey.
Location	15 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/42)
Image 12 Description	
Caption	East elevation drawing of Glencairn by William G. Blakey.
Location	15 Wellington Crescent NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	Provincial Archives of Alberta (PR1967.0100/42)
Image 13 Description	
Caption	Ground floor drawing of Glencairn by William G. Blakey.
Location	15 Wellington Crescent NW
Copyright	Provincial Archives of Alberta (PR1967.0100/42)
Historic Photo	
Caption	View of Glencairn shortly after its completion.
Date	1935

Municipal Heritage Planner's Mandatory Documentation

Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-7091a)
Historic Photo	
Caption	1952 aerial image of Glencairn.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1965 aerial image of Glencairn.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of Glencairn.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Glencairn, built in 1934, is an exceptionally unique example of residential construction in Glenora during the Depression and is a physical manifestation of the affluent economic position of its owners **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**.

Municipal Heritage Planner's Mandatory Documentation

	Glencairn is further valued for its connection with long-term Edmonton business entrepreneur Thomas Campbell **(Person Value)**. Glencairn is further valued as an excellent example of Tudor Revival architecture designed by significant Edmonton architect William George Blakey (1885-1975) **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016

Municipal Heritage Planner's Mandatory Documentation

Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	Glencairn is an elegant one and one-half storey stucco residence situated on a wedge-shaped lot in Edmonton's historic Glenora neighbourhood. The house is set back from the street and faces the North Saskatchewan River. Designed in the Tudor Revival style, Glencairn is identifiable by its multi-pitched roofs, dormers, multi-assembly windows, half-timbering, arched main entry and wingwall to side yard both with voussoirs, and alternating quoining.
Heritage Value	Glencairn, built in 1934, is an exceptionally unique example of residential construction in Glenora during the Depression and is a physical manifestation of the affluent economic position of its original owners. Glenora underwent multiple waves of development, which are reflected in neighbourhood's diverse stock of residences. Residential construction during the Great Depression (1929-1939) slowed significantly in Edmonton, as throughout Canada. Development in Glenora in the 1930s was an exception to this pattern, as homes continued to be built, although at a slower rate, during this period of economic hardship. Glencairn was constructed shortly after the lowest point of the Depression in Canada and its scale, design, and materials stand in contrast to typical economic position of Canadians at the time. Constructed in one of Edmonton's wealthiest neighbourhoods, Glencairn is situated in the 1911 Glenora Subdivision, south of Stony Plain Road, which was laid out by Richard H. Knight and consisted of both a standard gridiron design and *Garden City Suburb* design. The latter integrated neighbourhood development into the natural environment. The subdivision, coupled with the Carruthers Caveat, created by Montreal developer, James Carruthers in 1911, managed the nature of development in Glenora. The caveat outlined specific guidelines for the development of properties in Glenora such as: generous setbacks; ban of commercial construction; single dwellings only; positioning of dwelling on lot; and benchmark value of construction. Glencairn exemplifies these guidelines. Glencairn is further valued for its connection with long-term Edmonton business entrepreneur, Thomas Campbell. Emigrating from Scotland in 1904, Campbell settled in Lloydminster where he worked as a contractor. After saving enough money, Thomas sent for his sweetheart Helen Gilchrist, who arrived from Scotland in 1910. The couple married in Winnipeg that same year, and moved

	to Edmonton in 1911. Following a brief stay in Edmonton, the Campbells moved to Peace River circa 1914. While in Peace River, the Campbells won $1000 in a contest, money that they used to establish their first business. The Campbells returned to Edmonton where Thomas set up a furniture business, Campbell Furniture Exchange, in 1916. The business specialized in reselling used and reconditioned furniture. The company would evolve to sell new furniture exclusively, and be renamed the Campbell Furniture Company. Branches would be opened in Calgary and Red Deer, before closing in 1994. In addition to his furniture business, Thomas contributed to Edmonton's socio-cultural development as a radio personality at CJCA in the 1920s-1930s, and as founder and president of the Edmonton Scottish Highland Games and Edmonton Burns Club. Glencairn is further valued as an excellent example of Tudor Revival architecture designed by significant Edmonton architect William George Blakey (1885-1975). Born and educated in Sunderland, England, William trained under English architect George T. Brown, with his brother Richard Palin Blakey, also a noteworthy Edmonton architect. Immigrating to Canada in 1907, William settled in Edmonton and began work with the Department of Public Works. After three years, Blakey joined British architect Roland M. Lines' firm. In 1919, following service with the Department of Munitions during the First World War, Blakey returned to Edmonton and established his own architectural firm. He designed numerous houses in Glenora in a range of architectural styles, such as the Tudor Revival style, Glencairn. Blakey remained in Edmonton his entire life and is noted as being one of the longest practicing architects in Alberta. Glencairn is a grand example of a Tudor Revival style residence in Glenora. Campbell purchased the lot in 1929; however construction did not occur until 1934. The home was constructed by Joseph N. Cote, at the cost of $7,200. Cote constructed numerous homes in Glenora in a variety of architectural styles. Glencairn's Tudor Revival style alludes to medieval architectural prototypes from England's Tudor period. The style became popular during the Inter-war period in North America when the public possessed a desire for design to reference historic ideals and domestic values. The house's stucco exterior, ornamental half-timbering, multiple steeply pitched roofs, multi-assembly windows, voussoirs and quoining accents at the front entry and side wingwall reflect this revival style.

Character Defining Elements	Key elements that define the heritage character of Glencairn include, but are not limited to its: – location on Wellington Crescent, in the Edmonton neighbourhood of Glenora; – siting on a trapezoid-shaped lot setback from the street; – form, scale, and massing as expressed by its: one and one-half storey height with basement; T-shaped plan; front-gabled roof with hipped roof wing off side façade; shed roof wall dormer; shed roof dormer; – wooden-frame construction including: concrete foundation with parging; stucco exterior; half-timbering in gable; – Tudor Revival-style elements such as: decorative wooden half-timbering; pointed bargeboards; multiple dormers; tall multi-assembly windows; steeply pitched roofs; recessed entry with quoining; arched wingwall with visors and quoining on front façade; – original fenestration such as: single assembly 6-over-1 single-hung wooden-sash windows; double assembly 6-over-1 single-hung wooden-sash windows; triple assembly 6-over-1 single-hung wooden-sash windows on either side of 8-over-1 wooden-sash window; multi-light wooden-sash casement window; recessed arched entry with quoining and single panel wood door with three glass lights in upper portion of door; and – additional element such as stucco clad window box brackets on the front façade.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Glencairn, built in 1934, is an exceptionally unique example of residential construction in Glenora during the Depression and is a physical manifestation of the affluent economic position of its owners **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. Glencairn is further valued for its connection with long-term Edmonton business entrepreneur Thomas Campbell **(Person Value)**. Glencairn is further valued as an excellent example of Tudor Revival architecture designed by significant Edmonton architect William George Blakey (1885-1975) **(Theme Value – Architecture and Design)**.
Period of Significance	1930s
Chronology of Alterations	Post 1952 - 1965 • Garage added to rear of lot Unknown Date • Removal of flagstone chimney on front façade • Alteration of flagstone chimney on side façade • Storm windows replaced • Window boxes removed • Replaced entry wall torches with single torch in keystone • Added light at backyard pass through • Poor repairs to backyard pass through • "Glencairn" name plate at gate to side yard removed • Basement windows replaced • Front steps and balustrade replaced • Concrete sidewalks replaced with faux flagstone • Addition to rear of residence
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The house retains its original location. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the house has been maintained, with some alterations noted. Environment ☒ Yes ☐ No ☐ Not Applicable

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	The house continues to be situated in a residential setting. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its primary historic fabric. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of craftsmanship is evident. Feeling ☒ Yes ☐ No ☐ Not Applicable The house retains is historic association. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be used as a residence.
Statement of Integrity	Glencairn maintains all aspects of integrity necessary for it to convey its significance / heritage value. Glencairn is in good condition overall with its form, scale, and massing intact. The house also retains a level of integrity of its original elements. - Foundation: The concrete foundation was not observable. - Cladding: The exterior stucco cladding is in fair condition. Stucco is in good condition. The arched wingwall giving access to the side yard is in poor condition with significant cracks present and previous unsympathetic repairs made. The wood half-timbering is original and in fair condition. - Roof: The roof exhibits no sagging or bulges. There are no missing or split shingles noted. An uncap vent is present on the rear slope of the roof, which should be patched if redundant. - Roof elements: Bargeboards are intact and original with no areas of rot noted. - Windows: The home retains its original window openings and window sashes on the front façade. Storm windows have been replaced. - Doors: The front door is original. - Chimney: The flagstone chimney on the front façade has been removed and the flagstone chimney on the side façade has been enlarged and clad in stucco. The latter is in good condition with no areas of failure noted. - Garage: One-storey garage, flat roof, stucco clad garage at rear of the lot.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Trelawn		
Address	19 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;122;3		
Geographic Position	53.540979	-113.547494	NAD83
Site Area	973.6m²		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Storybook Revival (Tudor Revival detailing)		
Architect	John C. Day		
Builder	James S. Gee		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached	**Activity/Theme** Also valued for its important contribution to the	**Style/Design/Construction** A work of architect Charles Day, valued as a high-style, high quality example of the	

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worksheets)	significant Wellington Crescent streetscape. **Event/Cultural Practice** **Institution/Person**	Storybook Revival Style with Tudor Revival detailing in Glenora. **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of Trelawn, looking to the southeast.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the rear elevation of Trelawn showing the 2000 addition designed by local architect, David Murray. Looking to the north.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the detached garage from the rear yard of Trelawn, looking to the east.
Location	19 Wellington Crescent NW

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Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the second storey projecting gable on the front elevation of Trelawn, with a bay window immediately beneath.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the two storey gable projection on the north-half of the front elevation of Trelawn, with a catslide roof to the right.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the recessed main entryway on the front elevation of Trelawn, located beneath the catslide roof.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the diamond-pattern leaded glass banked assembly window in the second storey gable projection on the front elevation of Trelawn.

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Location	19 Wellington Crescent NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of a triple assembly window on the southwest elevation of Trelawn.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton
Image 9 Description	

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Caption	Detail of a clinker brick chimney on Trelawn.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of exterior basement entrance on the northeast elevation of Trelawn.

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Location	19 Wellington Crescent NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the main staircase in the interior of Trelawn.
Location	19 Wellington Crescent NW

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Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of one of several fireplaces located throughout the interior of Trelawn.
Location	19 Wellington Crescent NW
Copyright	City of Edmonton
Historic Photo	

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Caption	View of Trelawn a couple of years after its competition.
Date	1931
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-5810c)
Historic Photo	
Caption	View of the rear elevation of Trelawn prior to the construction of the 2000 addition. The 1951 second storey addition is visible on the right.
Date	1999
Photographer	Sheila & Bob Kelcher
Copyright	Sheila & Bob Kelcher

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Historic Photo	
Caption	View of the kitchen of Trelawn, located at the rear of the residence, prior to the 2000 addition which removed it.
Date	1999
Photographer	Sheila & Bob Kelcher
Copyright	Sheila & Bob Kelcher
Historic Photo	
Caption	During the construction of the rear addition, Trelawn underwent stucco and roof repairs.

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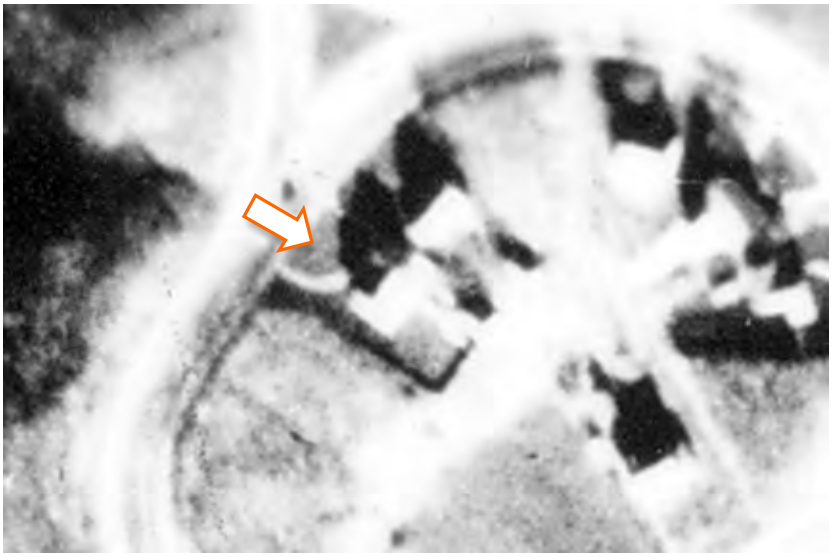
Date	3 August 2000
Photographer	Sheila & Bob Kelcher
Copyright	Sheila & Bob Kelcher
Historic Photo	
Caption	1930 aerial image of Trelawn.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)

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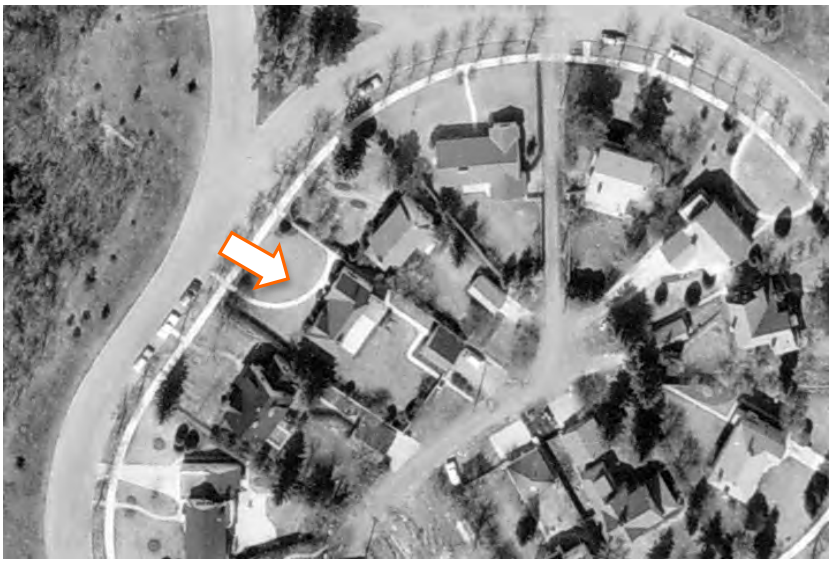
Historic Photo	
Caption	1952 aerial image of Trelawn.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of Trelawn.
Date	1965

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Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	Trelawn, built in 1929, is valued for its integral contribution to the Wellington Crescent streetscape as part of the upscale development of the Glenora neighbourhood in Edmonton **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** A work of architect Charles Day, Trelawn is also valued as a high-style, superior example of the Storybook Revival Style with Tudor Revival detailing in Glenora **(Theme Value – Architecture and Design).** The residence is further valued for its association with several prominent and long-term multi-generational families **(People Value).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	Trelawn, built in 1929, is a picturesque one and one-half-storey, Storybook Revival-style house with a side-hipped roof, rough-cast stucco cladding and multiple-assembly diamond-light, leaded-glass windows. The asymmetrical front façade features a main cat-slide gable with arched entry and oriole bay window on one side, with a front-gabled Tudor-style projecting gable with half-timbering and wide bay window. The residence is located on a large, deep 973.6-square metre triangular-shaped lot which faces onto a quiet, curvilinear residential street with landscaped front setbacks and city boulevards with mature street trees and many high quality original homes. The residence is located in the southeast part of the inner city residential community of Glenora, on Wellington Crescent, across from the natural area where the Ramsey and Wellington ravines converge.
Heritage Value	Trelawn, built in 1929, is valued for its integral contribution to the Wellington Crescent streetscape as part of the upscale development of the Glenora neighbourhood in Edmonton. The home is situated in real estate mogul, James Carruthers' 1911 Glenora subdivision, located between Stony Plain Road and the North Saskatchewan River valley. Surveyed by Richard H. Knight, the neighbourhood was overlaid with a *Garden City Suburb* design to encourage high-end development. The premise of the *Garden City Suburb,* inspired by *the City Beautiful movement,* was to capitalize on an area's natural features and topography through meandering street design, retaining large areas of green space, and wide, often irregular lots. Glenora is one of the best-preserved *Garden City Suburb* plans in the country and features curved streets in flow with the sloping topography of Groat, Ramsey, and Wellington ravines, and the river valley. Wellington Crescents' curvilinear streets shape the eastern part of this Garden Suburb. In March 1929, George Henley (1890-1963), a manager with Royal Financial Co., and his wife Mary (née Henderson, 1901-69), obtained a permit to construct a $9,800 home on a deep lot on this crescent facing the converging Wellington and Ramsey ravines. They named their residence 'Trelawn' after the Cornwall home of Mary's mother. The residence was constructed just prior to the Depression and is representative of a continued trend of building that occurred throughout the Depression due to the affluence of the neighbourhood's residents. Trelawn is further significant for its superior Storybook Revival style

	with Tudor Revival detailing with excellent integrity, built during Glenora's 'Golden Age' of architecture from the 1920s through to the 1940s. The house is a significant work of Vancouver architect, John Charles Day (1885-1941) and local contractor, James Sidney Gee (1859-1954). Gee, born in England, had settled in Lloydminster by 1903 where he employed his building skills and founded a local brickyard. From 1912 to 1943 he operated in Edmonton. London-born Day trained and articled in England and immigrated to Canada in 1906, establishing offices in Vancouver. After 1925 he worked independently, mainly creating plans for upper middle-class Vancouver homes. Just prior to working on Trelawn, Day had been the architect for Royal Financial Co.'s circa 1927 Vancouver commercial building, his best known surviving work. His interesting approach to Trelawn combines Storybook, an eclectic blend of romantic architectural elements from different periods, including the home's cat-slide gable and arched entry, with more accurate Tudor detailing of oriole and semi-hexagonal bay windows, elaborate half-timbering and diamond-light, leaded-glass windows. His interior plan featured elite, traditional elements like a spacious interior vestibule with staircase, a den, a grand living room accessing a dining room via leaded-glass French doors, and an upstairs sewing room, as well as modern features like a kitchen nook. The Henleys moved to their residence with their two young sons by 1930 living there briefly. The residence is further valued for its association with several prominent and long-term multi-generational families. From 1932, the first long term owner for two decades was notable businessman Anshel Arthur Dower (1888-1955), one of Edmonton's Jewish pioneers. Dower had immigrated with his family to Canada from Austria in circa 1898; he and brother John moved to Alberta in circa 1910, settling in Edmonton in 1914 where they established Dower Brothers Wholesale. During his residency, Anshel was secretary treasurer for that firm and Sterling Shoes. By 1951, Anshel's daughter, Marcia Katzin, and her husband Joseph, a sales manager for Dower Brothers had taken over ownership and commissioned the addition of a second storey bedroom at the rear of the house by architect, University of Manitoba-educated, modernist architect Alexander Berman. In 1956, Grace (née Allan, 1910-2000) and Stewart Keays (1909-1970) moved to the home with their young daughter. The couple were born and mainly raised in Winnipeg. Stewart had begun his career in the automotive business in 1937 with General Motors, moving with them to Edmonton in 1950. He acquired Waterloo Motors in 1953 and was president and general manager while living

	in the home. The Keays were active in the community: Grace served on the board of the YWCA and Stewart was involved with the Lions Club, Shriners and supporting the arts. The house remained in the family when their daughter and her husband became owners in 1999. A substantial rear addition, designed by prominent local Edmonton architect, David Murray was designed in 2000.
Character Defining Elements	Key elements that define the heritage character of Trelawn include, but are not limited to its: – setting on a quiet curvilinear residential street with grassy city boulevards and mature street trees; across the street from the natural area where Ramsey and Wellington ravines join; – location and orientation on a wide, deep lot and setbacks on all sides; – landscape elements including: original path of arcing walkway from road past front entrance, ending at straight north walkway from back yard to road; mature plantings; original wrought-iron side gate and light fixture on rear wall next to gate; – form, scale and massing as expressed by its: one and one-half-storey rectangular plan with long façade; steeply-pitched hipped roof; projecting main gable with returned and clipped eaves and arched entry with catslide roof; projecting front gable on right hand side of front façade with returned cornice and clipped eaves and bay with windows on main storey; – construction materials as expressed by its: wooden frame structure; red-and-brown-brick chimneys and arch detail around door; concrete foundation; rough-cast stucco cladding; wooden trim, decorative elements and windows; decorative tiles; leaded-glass; copper caming in interior French doors; – Storybook Revival-style details such as its: one and one-half-storey form with steeply-pitched rooflines; asymmetrical massing; projecting gabled rooflines with clipped and return eaves; catslide roofline with tapered end wall on main projecting gable; stucco cladding; tile decoration; narrow water table; – Tudor Revival-style detailing such as its: half-timbering in the gable peak and diamond-ended brackets and beams at base of gable; oriole and semi-hexagonal bay windows; tall, leaded-glass windows, some with diamond-lights, in multiple assemblies; transom windows; drip moulds; enclosed stucco

	front porch with open arch with brick voussoirs and keystoning; – original fenestration including: oriole bay window with bell-cast roof and stucco base with triple-assembly diamond-light, leaded-glass wooden-sash (fixed and casement) windows with internal wooden storms with transoms above; semi-hexagonal bay window with single and quadruple-assemblies of 12-light, leaded-glass windows with internal wooden storms with 3-light leaded-glass transoms above; triple assembly with 8-over-1 single-hung, wooden-sash window with 1-over-1 wooden storm window flanked by 8-light casement windows with transoms above on south elevation; 6-light fixed window on the main level adjacent to arched vestibule entryway; triple and quadruple assemblies of diamond-light, leaded-glass wooden-sash casement windows with interior wooden windows on the upper storey; plain wooden trim and sills; original wooden front door with four wooden panels, ogee-arched diamond-light, leaded-glass panel and original hardware; – additional exterior architectural details including: quarry-tiled stairs with closed concrete balustrades with tile cap; original front-gable, rear-access double garage with stucco cladding, half-timbering in the northwest gable peak and wooden-shake roofing material to match residence, original wooden 10-panel garage doors with two glazed panels; two tall corbelled internal red-and-brown-brick corbelled chimneys on rear elevation; and – original interior details such as: leaded-glass French doors to dining room, oak floors; oak and fir staircase, newel posts, handrail and railings; cast-iron bath tub originally in maid's room; cedar closets; fireplaces, three with built-up mantels, one fieldstone, all with tile hearths; interior wooden doors and hardware; window seats.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… Trelawn, built in 1929, is valued for its integral contribution to the Wellington Crescent streetscape as part of the upscale development of the Glenora neighbourhood in Edmonton **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** A work of architect Charles Day, Trelawn is also valued as a high-style, superior example of the Storybook Revival Style with Tudor Revival detailing in Glenora **(Theme Value – Architecture and Design).** The residence is further valued for its association with several prominent and long-term multi-generational families **(People Value).**
Period of Significance	1930s
Chronology of Alterations	1951 • Second storey rear addition, designed by architect Alexander Berman, constructed by C.O. Meyers. Post 1957 • garage entry door changed 1999-2000 • large rear addition by architect David Murray, plus other alterations: new stucco on front façade; new wooden roof shakes (original were shingles); on interior, new plumbing and electrical, basement renovation and master bedroom addition 2015 • half-timbering replaced with new due to severe rot 2016 • quarry tiles replaced with new, sourced to match original
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on its deep, wide lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and main stylistic features intact. The rear addition is compatible to the original home, and does not affect the main

	façades. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, city boulevards and mature street trees, is intact, as is the landscaping of Trelawn and its original walkways, which have been recently paved but follow the same path. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, wood, copper, leaded-glass and brick. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building conveys a strong historical sense of the development of Glenora during the Interwar period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Interwar development period has been retained.
Statement of Integrity	Trelawn maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in very good condition with almost all of its original fabric. Some materials had to be replaced due to no overhang on the rooflines and exposure to water. These elements were replaced in kind and matching original. The rear addition is not visible from the main façades, and also compatible to the original home when viewed from the rear. – Roof: the roof structure is in good condition; the roof covering was done in 2000 with wooden shingles which are authentic to the home, in good condition with some organics. – Roof elements: moulded wooden bargeboards (except for moulding on returned eaves) and soffits are retained and in good condition. – Foundation: the concrete foundation is structurally intact with no obvious cracks or failures. – Cladding: stucco cladding on the front was replaced due to stucco failure in 2000 and is in good condition.

	– Windows: the home retains all its original window openings except for the rear addition; most of the windows are original, apart from the rear addition and one replacement window on east rear, some basement windows are covered; original leaded-glass windows and interior storms are retained and in excellent condition; paint on wooden window sashes and trim is in very good condition. – Doors: the original front door is in excellent condition. – Chimneys: internal chimneys are in good condition with no apparent failures. – Decorative elements: the wooden louvre and water table, and decorative tiles are in good condition; the half-timbering was replaced in 2015 due to severe rot; the original side gate is intact except 'TRELAWN' sign removed, and an arch added to the top; bellcast bay window cover originally shingled, but now copper; front light fixture is new but consistent with period; – Porches: the front porch is in very good condition; the front steps have been retained but the original thick red vitrified pavers have been replaced with thinner quarry tiles (2016), many which had cracked; – Garage: the original garage and loading doors are in good condition apart from the window and entry door replacements.

City of Edmonton
Historic Resource
Management Program

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Freeman Residence		
Address	23 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;121;7		
Geographic Position	53.541831	-113.547484	NAD83
Site Area	918.61m²		
Contributing resources	n/a		
Date of Construction	1929 1941 Addition		
Architectural Style	Georgian Revival		
Architect	n/a		
Builder	James Thompson (1929) Thomas Ingram (1941 Addition)		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** Valued as a well-crafted and highly	**Style/Design/Construction** Possesses style value as an elegant and restrained	

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(see attached worksheets)	intact example of homes built during Glenora's 'Golden Age' of architecture. **Event/Cultural Practice** **Institution/Person** Significant for its association with long-term owner and Canadian aviation pioneer W. Leigh Brintnell, O.B.E. interpretation of the Georgian Revival style in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Freeman Residence, looking to the northeast.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Freeman Residence, looking to the northwest.
Location	23 Wellington Crescent NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the rear elevation of the Freeman Residence, looking to the south.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	View of the west elevation of the Freeman Residence, looking to the northeast.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton

Image 5 Description	
Caption	Detail of the Tyndall stone caps on the exterior chimney on the west elevation of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the open porch on the front elevation of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the Freeman Residence.
Location	23 Wellington Crescent NW

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Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of a double assembly, multi-light wood window with original wood storms on the front elevation of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the decorative window lintels on the ground floor windows on the front elevation of the Freeman Residence.

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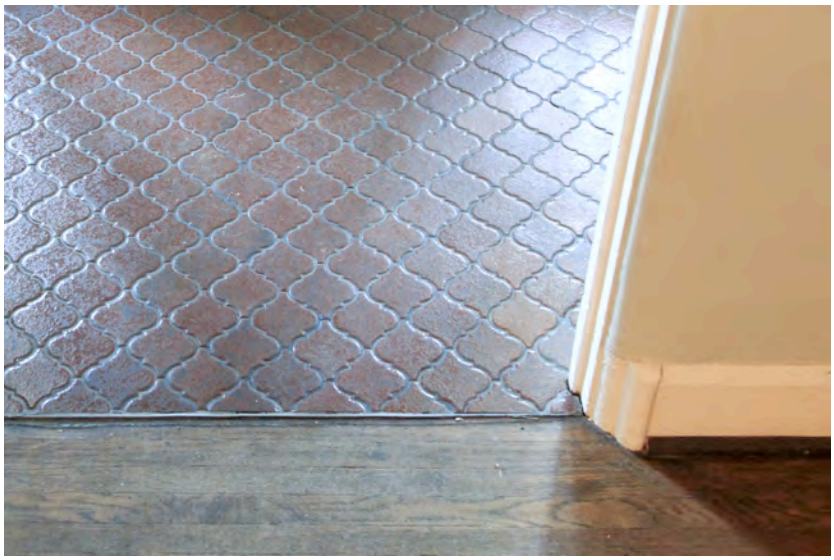
Location	23 Wellington Crescent NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the decorative tiles and hardware flooring at main entryway in the interior of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton
Image 11 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	Detail of the curved corners and baseboards in the interior of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of a set of arched French doors between the reception area and living room in the interior of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton

Image 13 Description	
Caption	Detail of the main staircase in the interior of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton

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Image 14 Description	
Caption	Detail of the living area fireplace in the interior of the Freeman Residence.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton
Image 15 Description	
Caption	Detail of the brick fireplace in the basement rumpus room in the interior of the Freeman Residence.
Location	23 Wellington Crescent NW

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Copyright	City of Edmonton
Image 16 Description	
Caption	'Ideal' model from the Dominion Radiation and Boiler Co. Ltd. of Brantford, Ontario. Has been modernized to gas.
Location	23 Wellington Crescent NW
Copyright	City of Edmonton

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Historic Photo	
Caption	View of the front elevation of the Freeman Residence.
Date	c1930s
Photographer	Unknown
Copyright	Allison and Glyn Edwards
Historic Photo	
Caption	View of the front elevation of the Freeman Residence and its front yard.
Date	c1930s
Photographer	Unknown

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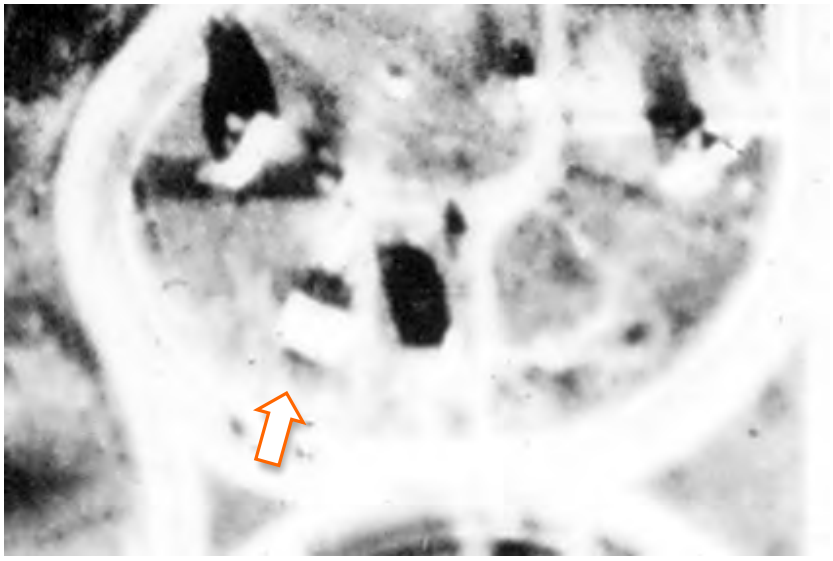
Copyright	Allison and Glyn Edwards
Historic Photo	
Caption	1930 aerial image of the Freeman Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	
Caption	1952 aerial image of the Freeman Residence.

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Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Freeman Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Freeman Residence valued as a well-crafted and highly intact example of the residential development during Glenora's 'Golden Age' of architecture from the 1920s through the 1940s, and as a grand residence constructed at the start of the Great Depression **(Theme – The Carruthers Caveat and the Garden City Suburb).** The Freeman Residence is significant as an elegant and restrained interpretation of the Georgian Revival style in Glenora **(Theme – Architecture and Design).** The Freeman Residence is further valued for its association with long-term owner and Canadian aviation pioneer, W. Leigh Brintnell, O.B.E. **(Person Value).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No

Municipal Heritage Planner's Mandatory Documentation

	Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Freeman Residence is an elegant two-storey, Georgian Revival-style house with hipped roof and symmetrical fenestration. The front façade features a prominent columned porch with balcony above flanked by tall multi-light windows with shutters. The house is situated on a large, roughly pie-shaped lot on a residential street with landscaped front yard. The home is a component of a collection of high-quality historic homes. The residence is located in the southeast part of the inner-city residential community of Glenora, on Wellington Crescent, across from a triangular landscaped green space.
Heritage Value	The Freeman Residence, built in 1929, is valued as a well-crafted and highly example of residential development during the Inter-war period and as a grand residence constructed at the start of the Great Depression. The house is located in the 1911 Glenora subdivision, registered by James Carruthers and surveyed by Richard H. Knight. The 1911 subdivision covered the remaining portion of Carruthers' land holdings, situated between Stony Plain Road and the North Saskatchewan River valley. Knight's subdivision features aspects of the *Garden City Suburb* as well as the traditional gridiron street layout. *Garden City Suburb* was an urban adaptation derived from Ebenezer Howard's 18th century *Garden Cities*. One of the key tenants of *Garden City Suburb* was consideration of the natural topography when surveying. Rather then the landscape being subservient to the street layout, emphasis was placed on integrating the contours of the landscape into the plan. This manner of planning resulted in curvilinear streets, non-traditional lot shapes, and formation of small parkettes. Glenora is one of the most intact examples of a *Garden City Suburb* neighbourhood in Canada. In addition to Glenora's unique layout, James Carruthers created the Carruthers Caveat, which applied to lots south of Stony Plain Road and governed setbacks; single residential dwellings only; positioning of a dwelling on a lot; and the minimal value of construction. Carruthers established the caveat to control the nature of development in Glenora, and as a means of attracting Edmonton's affluent residents. The Freemans acquired the lot along Wellington Crescent in 1929, and obtained a permit to construct a home valued at $8,500; exceeding the $5,000 minimum specified by the Carruthers Caveat. The home's scale and cost of construction is unique for Edmonton considering the general conditions of the Great Depression. However, construction of large-scale high-valued houses continued in Glenora during the 1930s, although at a slower rate. The

nature of homes constructed during this period reflects the economic stability of Glenora's resident;, wh0 remained insulated from for the economic upheaval of the decade.

The Freeman Residence is significant as an elegant and restrained interpretation of the Georgian Revival style. The home's central front entry with twinned columns, entablature, curved balcony with wrought iron balustrade, rectangle-plan with symmetrical fenestration is characteristic of this revival style. Period Revival styles, popular during the community's Inter-war development, are rooted in earlier architectural styles of England and the United States. Georgian Revival architecture references the architecture elements made popular during the reigns of the England's King Georges of the 18th and early 19th centuries. This later representation is highly identifiable by its symmetrical design punctuated with classical references. The Freeman Residence possesses classic Georgian references such as its rectangle plan, hipped roof, and symmetrical fenestration with single-hung multi-light sashes. But, as was common with revival styles, a more liberal interpretation is also present as evident in its grand, projecting front entry with twinned columns and balcony.

Elements of the Freeman Residence's interior reflect both the family's prestigious aspirations and their desire to build the ideal family home. The practical tiled vestibule leading to a grand hall with central staircase. Arched mahogany French doors lead to the living room and dining room create a grand impression on guests. Four large bedrooms, a dressing room, and two bathrooms are on the upper floor, and maid's room and library with fireplace on the basement level. Churchill (1876-1936) and Jean Freeman (c1882-1967) engaged contractor James Thompson to construct their home. The Freemans were both born and raised in Nova Scotia. Following graduation from Dalhousie University's law program, he practiced law in Edmonton becoming a prominent Queen's Council. He was also a partner in the local law firm of Parlee, Freeman and Smith.

The Freeman Residence is further valued for its association with long-term owner and Canadian commercial and airmail aviation pioneer, W. Leigh Brintnell, O.B.E. Leigh (1895-1971) and his wife Carolyn (c1909-1998) owned the extant residence from 1937 to 1969. As a young commercial pilot, Brintnell made several historic flights in uncharted territory. He formed the Edmonton-based MacKenzie Air Service to serve north-western Canada. MacKenzie Air Service was sold to Canadian Pacific and would form the foundation of their

	airline enterprise. The namesake of Edmonton's Brintnell neighbourhood, Leigh earned his O.B.E. for overseeing the maintenance of Canada's military aircraft during the Second World War. Following the war, the Freeman Residence became an informal gathering place for servicemen. During Leigh's military service, Thomas Ingram was engaged to build an addition to the rear of the home. That same year, 1941, the home was showcased in *Canadian Homes and Gardens*, one of only a handful of residences in the prairie provinces to be featured in the magazine at the time.
Character Defining Elements	Key elements that define the heritage character of the Freeman Residence include, but are not limited to its: - setting on a curvilinear residential street with grassy city boulevards and mature street trees; opposite from a triangular traffic island; - location and orientation on a wide, curving, pie-shaped lot; setback from the street; - landscape elements including: hedges, deciduous and coniferous trees; - form, scale, and massing as expressed by its: two-storey height; full-height basement; rectangular plan; hipped roof; two-storey hipped-roof rear projection; - wooden-frame construction including its: concrete foundation; stucco cladding; red brick chimneys with Tyndall Stone caps; - Georgian Revival-style details such as its: hipped-roof; symmetrically fenestration, tall multi-assembly multi-light windows; prominent central front entry with twinned columns supporting a curved roof with balcony above; front entry with sidelights; - original fenestration including: double assembly 9-over-9 single-hung wooden-sash windows with matching multi-light wooden-sash storm windows; single assembly 6-over-6 single-hung wooden-sash windows; bank of 6-over-6 single-hung wooden-sash windows; multi-light wooden-sash hopper windows at the basement; stucco drip moulds; plain wooden trim and sills; single-panel wooden front door with multi-light sidelights; single-panel wooden door with multi-light panel and matching multi-light wooden storm door providing access to the balcony; - additional exterior architectural details including: front porch with decorative entablature supported by twinned round columns, brick landing, curved brick steps; balcony above

	main entry with wrought iron balustrade; two-storey hipped-roof addition with shed-roofed overhanging on rear of residence serving as double car garage; two tall, corbelled external red brick chimneys with adjacent buttresses capped with Tyndall stone and flagstone cladding at the base of the chimneys; and - interior architectural elements including: masonry fireplaces; tiled entry vestibule; oak floors with decorative inlay; central staircase; single-leaf and double-leaf arched wooden doors; arched French doors, built-in cabinetry throughout; round edges at fenestration openings resulting in the absence of interior trim work; original boiler.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical	

Municipal Heritage Planner's Mandatory Documentation

Board	

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Statement of Integrity

Values Summary	This site is significant because… The Freeman Residence valued as a well-crafted and highly intact example of the residential development during Glenora's 'Golden Age' of architecture from the 1920s through the 1940s, and as a grand residence constructed at the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Freeman Residence is significant as an elegant and restrained interpretation of the Georgian Revival style in Glenora **(Theme Value – Architecture and Design).** The Freeman Residence is further valued for its association with long-term owner and Canadian aviation pioneer, W. Leigh Brintnell, O.B.E. **(Person Value).**
Period of Significance	1930 s
Chronology of Alterations	1941 • Two-storey hipped-roof stucco clad addition to rear of residence • Shutters added to front façade windows Post-April 1941 • Replacement of window over front entry with multi-light wooden front door Unknown Date • Aluminium storm windows installed on side and rear windows, and second floor of front façade
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on its long, curving lot has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, city boulevards and mature street tree is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building and the streetscape, with many original homes west of the home, has not changed and conveys a strong historical sense. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building remains unchanged.
Statement of Integrity	The Freeman Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; the residence is in very good condition with high degree of integrity. An addition has been added to the rear of the residence, which is not visible from the front of the residence. Minor alterations have also been made to some of the fenestration. - Roof: The roof is in good condition with no dips or bulges in the ridge. No missing or split asphalt shingles were evident. - Roof elements: The wooden bargeboards, closed soffits clad with stucco are original and in very good condition. Minor paint failure, likely due to the vines, is present on the bargeboards. - Foundation: The concrete foundation exhibits no significant areas of deterioration. The foundation parging is in good condition with no obvious cracks noted. - Cladding: The original stucco cladding is intact and in very good condition. Cracks are present under the windows on the first floor of the front façade. Localized chips are present at outside corners and the base of the walls. - Windows: The home retains all its original window openings and wooden-sash windows. The wooden-sash windows are in good condition with putty loss being the most typical type of deterioration. The first floor windows on the front façade retain their original multi-light wooden-sash storm windows. All other windows have had their storm windows replaced with aluminium

	windows. Localized paint failure is evident on a number of sills, frames, and sashes. - Doors: The front door with its sidelights is original and in very good condition. The balcony door and storm door are also in good condition with minor paint failure noted. - Chimneys: The two external corbelled red brick chimneys with Tyndall stone caps are original and in good condition. Minor mortar loss is present and caulking has been applied at the chimney/wall transition which has begun to fail. One of the chimney caps has minor cracks. - Decorative elements: The wrought iron balcony balustrade and planters are original and in fair condition. The balustrade has localized areas of corrosion and the paint failure. The wooden shutters and their wrought iron braces are also in good condition with localized paint failure on the shutters. - Porches: The front porch with curved entablature, supported by twinned round columns, is original to the time the house was built. Stucco has been applied to recently to the columns and entablature. Previous stucco repairs are evident and the bases of the columns show moisture issues. The rainwater leaders for the balcony run within two of the columns. Deterioration of the stucco at the base of the columns, staining of the concrete, and efflorescence on the brick indicates a failure in the rainwater leader causing moisture to saturate the materials. The brick steps and landing are original and in fair condition. - Garage: The 1941 garage wing is in good condition overall.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Bank of Toronto Manager's Residence		
Address	26 Wellington Crescent NW		
Neighbourhood	Glenora		
Legal Description	5037EO;121;4		
Geographic Position	53.542331	-113.547283	NAD83
Site Area	1221.934m^2		
Contributing resources	n/a		
Date of Construction	1942		
Architectural Style	Tudor Revival		
Architect	n/a		
Builder	Frank Schroffel		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the build-out of Glenora	**Style/Design/Construction** Valued for its Minimal Traditional-style with Storybook Revival detailing	

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worksheets)	and construction during the Second World War Associated with the Bank of Toronto as a residence for bank managers **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta
Image 1 Description	

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Caption	View of the front elevation of the Bank of Toronto Manager's Residence, looking to the southeast.
Location	26 Wellington Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Partial view of the northeast elevation of the Bank of Toronto Manager's Residence, looking to the south.
Location	26 Wellington Crescent NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Partial view of the rear elevation of the Bank of Toronto Manager's Residence, looking to the west
Location	26 Wellington Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Partial view of the front (left) and southwest (right) elevations of the Bank of Toronto Manager's Residence, looking to the east.
Location	26 Wellington Crescent NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the parged foundation on the Bank of Toronto Manager's Residence.
Location	26 Wellington Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the recessed main entryway on the front elevation of the Bank of Toronto Manager's Residence, with arched doorway.

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Location	26 Wellington Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of a window on the front elevation of the Bank of Toronto Manager's Residence with canopy and dripmould.
Location	26 Wellington Crescent NW
Copyright	City of Edmonton
Image 8 Description	

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Caption	Detail of an original double assembly multi-light wood window with wood storms on the front elevation of the Bank of Toronto Manager's Residence.
Location	26 Wellington Crescent NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the gable dormer on the front elevation of the Bank of Toronto Manager's Residence and the parged exterior chimney (located on the northeast elevation).
Location	26 Wellington Crescent NW
Copyright	City of Edmonton

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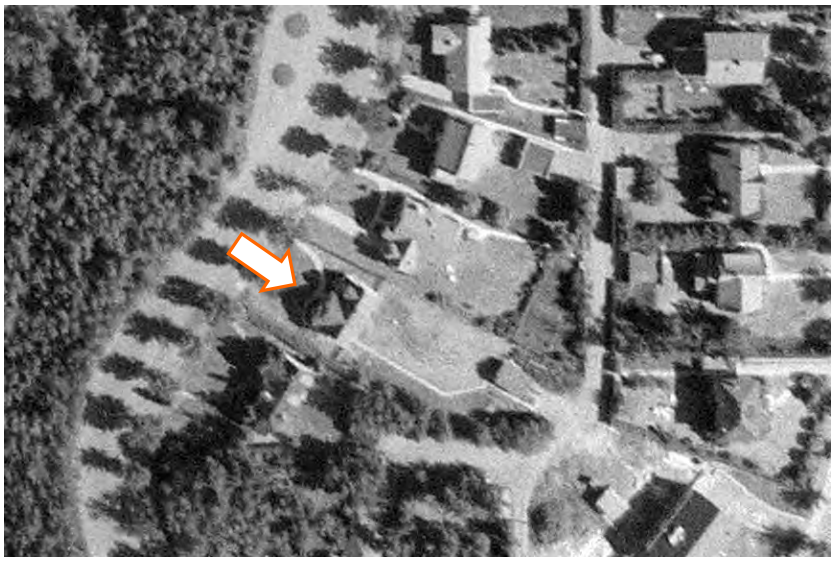
Historic Photo	
Caption	1952 aerial image of the Bank of Toronto Manager's Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Bank of Toronto Manager's Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Bank of Toronto Manager's Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1942, the Bank of Toronto Manager's Residence is valued for its positioning on Wellington Crescent in the Glenora neighbourhood and for its development during the Second World War, demonstrating the continued affluence and economic position of the Glenora neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Bank of Toronto Manager's Residence is also significant for its association to long-time owners, the Bank of Toronto, who purchased the residence in circa 1944 to serve as a residence for

Municipal Heritage Planner's Mandatory Documentation

	their bank employees **(Theme Value – Trade and Commerce**). The Bank of Toronto Manager's Residence is further valued as an excellent and high quality example of a Minimal Traditional-style house with Storybook Revival detailing **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Bank of Toronto Manager's Residence is located mid-block on the curved Wellington Crescent in Edmonton's residential neighbourhood of Glenora. With a northwest orientation, the house is deeply setback from the street and has a manicured lawn with plant features and limited tree growth. The Residence is a one-and-a-half storey home with a long rectangular footprint and a side-gabled roof with projecting nested gables and clipped eaves. A medium-pitched gabled dormer is located on the front elevation. A curved concrete walkway leads to a recessed, arched entrance with a circular light in the front door and decorative parging surrounds.
Heritage Value	Built in 1942, the Bank of Toronto Manager's Residence is valued for its positioning on Wellington Crescent in the Glenora neighbourhood and for its development during the Second World War, demonstrating the continued affluence and economic position of the Glenora neighbourhood. The land was originally part of River Lot 2 and owned by Hudson's Bay Company employee, Malcolm Groat. In 1903, he sold it to Attorney, William T. Tretheway, who planned to subdivide the land and sell in Montreal as investment properties. With difficulties convincing Montreal elite of the growth potential in Edmonton, he sold the property to Montreal grain merchant and real estate developer, James Carruthers in 1905. In an effort to attract high profile and affluent buyers, Carruthers had the property subdivided with a *Garden City Suburb* overlay, that considers the natural terrain and breathtaking views of the river valley to the south. The Glenora subdivision was subdivided in 1911 by Richard H. Knight and featured curvilinear streets in flow with the landscape, irregular-shaped large lots to cultivate private garden space, and rustically landscaped boulevards emphasizing natural beauty. Carruther's also applied a restrictive caveat, known as the Carruthers Caveat, specifying the size of setbacks and minimum house prices required in order to cater to the Edmonton's burgeoning economic and social elites. By the 1930s many houses had been constructed along Wellington Crescent. This house is a rare example of development during the Second World War, and reflects the economic positioning of the Bank of Toronto. Design elements of the residence include its deep setback from the street set against the curved Wellington Crescent, a feature of the *Garden City Suburb* cultivated by the Carruthers Caveat. The Bank of Toronto Manager's Residence is also significant for its

	association to long-time owners, the Bank of Toronto, who purchased the residence in circa 1944 to serve as a residence for their bank employees. A building permit for the residence was acquired in 1941 by Frank Schroffel (b. 1883) and it was occupied by American Counsul General, John Randolph for approximately one year in 1943. After that, it passed through the hands of several executives with the Bank of Toronto. The Bank of Toronto has a long history in Canada with its beginnings in 1855 and its first branch opening on Church Street in Toronto the following year. With the opening of the west with the CPR, the bank began its westward expansion beginning with Winnipeg in 1897. By 1913, they had branches in all western provinces, including Alberta; it was common practice for banks to provide accommodation for their managers. The first bank manager to live in the residence was William Kerr, who would live in the residence for three years, eventually moving to Toronto to become Assistant General Manager for the bank in 1949. In 1947, Kerr was succeeded by James Hutton (1896-1971), who took possession of the house with his wife, Kathleen (1894-1972). During James' tenure at the Bank of Toronto, the company merged with the Dominion bank in 1955 to become the Toronto-Dominion Bank and it experienced a rapid expansion throughout Alberta. The Huttons eventually purchased the residence after James retired in the early 1960s and the couple continued to live in the residence until their deaths. The Bank of Toronto Manager's Residence is further valued as an excellent and high quality example of a Minimal Traditional-style house with Storybook Revival detailing. The Minimal Traditional style spurred from economic challenges of the Depression and the need for inexpensive, functional housing. This style forgoes superfluous detailing in exchange for small floor plans, high quality materials, and functional detailing. Elements of the residence that align to this style preference include its side-gabled roof with projecting front gable and large multi-light windows. The residence also reflects detailing from the English-inspired Storybook Revival style, a preferred aesthetic in Glenora. Storybook elements are captured in the home's false nested gable, and its deeply recessed and arched front entryway with sidelights set within the walls, and large tapered chimney on the north façade.
Character Defining Elements	The key elements that define the heritage character of the Bank of Toronto Manager's Residence include, but are not limited to its: - northwest orientation located mid-block on Wellington

	Crescent; neighbourhood located east of the Ramsey Ravine; - generous set back from the road; property abuts sidewalk with mature tree-lined boulevard; detached garage at rear opening onto alley; - landscape elements such as its: private yard featuring manicured grass; limited foliage and tree presence; curved concrete walkway leading to front entrance; - form, scale and massing as expressed by its: one-and-a-half story height with long, rectangular footprint; projecting gabled roof with smaller nested gable in front gable; shallow eaves and clipped eaves on side elevations; recessed front entrance with open concrete steps; - wooden-frame construction as expressed by its: nailed wooden frame; concrete foundation; stucco cladding; - Minimal Traditional style elements as expressed by its: side-gabled roof with projecting front gable; minimal detailing; large multi-light windows; - Storybook Revival details including: stucco cladding nested gable at front façade; pointed bargeboards; arched entryway with deeply recessed arched front door with decorative parged door surround; wooden shutters; door sidelights off entryway on wall protected with metal grates; louvres at gable peak; drip moulds over windows; prominent tapered external chimney; - original fenestration elements including: double assembly, multi-light wooden casement windows with multi-light wooden storms on first storey of front facade; reeded glass sidelights flanking front entrance; four-light wooden piano window on south gable; three light wooden basement windows; original arched wooden door with round upper light; and - additional features such as its: internal red brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1942, the Bank of Toronto Manager's Residence is valued for its positioning on Wellington Crescent in the Glenora neighbourhood and for its development during the Second World War, demonstrating the continued affluence and economic position of the Glenora neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Bank of Toronto Manager's Residence is also significant for its association to long-time owners, the Bank of Toronto, who purchased the residence in circa 1944 to serve as a residence for their bank employees **(Theme Value – Trade and Commerce**). The Bank of Toronto Manager's Residence is further valued as an excellent and high quality example of a Minimal Traditional-style house with Storybook Revival detailing **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	Circa 1960s • A gabled addition added to the rear of the residence Post 1980s • Second storey windows replaced • Skylight added to rear shed dormer • Newer storm windows added on south facade
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood east of Ramsey Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact.

	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Bank of Toronto Manager's Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in very good condition with a high degree of its original fabric intact. A Modern-style addition with gabled roof has been built on the rear, but it is not visible from the front street. - Roof: The roof structure and the roof cover, asphalt shingles, are in good condition. - Roof elements: The clipped eaves and bargeboards are in good condition; originally exposed rafter tails are now concealed by new fascia and eavestroughs. - Foundation: The concrete foundation is structurally intact; there is some wear and cracking visible on the parging. - Cladding: The original smooth stucco is in good condition. - Windows: The home retains all its original window openings, and its first storey windows are generally intact with wooden-sash windows. Newer storms have been added to the windows on the south side of the front façade. Windows in the second storey and front dormer have been replaced. A skylight has been added to the shed dormer at the rear of the residence. Paint on wooden window sashes and trim is in good condition. - Doors: The original arched front door with multi-light round window is intact and in good condition. - Chimneys: Internal and external brick chimneys are in good condition; internal brick chimney has been patched with newer mortar. - Decorative elements: Are all in good condition, including fabric awnings (added later) and parging surrounding the front door.

	- Porches: The recessed front entrance is in good condition; the decorative parging surrounding the front door is intact. - Garage: The rear alley-access garage is in good condition; although the construction date is not known.

City of Edmonton
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Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	McNeill Residence		
Address	10229 - 132 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;116;9		
Geographic Position	53.543974	-113.549209	NAD83
Site Area	464.16m²		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Dutch Colonial Revival		
Architect	n/a		
Builder	John McNeill (Jr.)		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme** Significant as an	**Style/Design/Construction** Valued as a rare and elegant	

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Significance (see attached worksheets)	early, intact example of a high-style home built during Glenora's Inter-war development era during the Great Depression. **Event/Cultural Practice** **Institution/Person** Person value lies in its nearly forty-year association with resident owner R.V. MacCosham, a prominent western Canadian businessman.	expression of the Dutch Colonial Revival style in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the McNeill Residence, looking to the east.
Location	10229 - 132 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and south (right) elevations of the McNeill Residence, looking to the northeast.
Location	10229 - 132 Street NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the rear (left) and north (right) elevations of the McNeill Residence, looking to the southwest. The rear addition was constructed in c1991, and was designed by local architect William Ross. The clinker brick was salvaged from a nearby house that was demolished.
Location	10229 - 132 Street NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	View of the north elevation (left) of the McNeill Residence, looking to the southeast.
Location	10229 - 132 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	Detail of a double assembly window with wood storms, and original clinker brick on the one-storey portion on the south elevation of the McNeill Residence
Location	10229 - 132 Street NW
Copyright	City of Edmonton

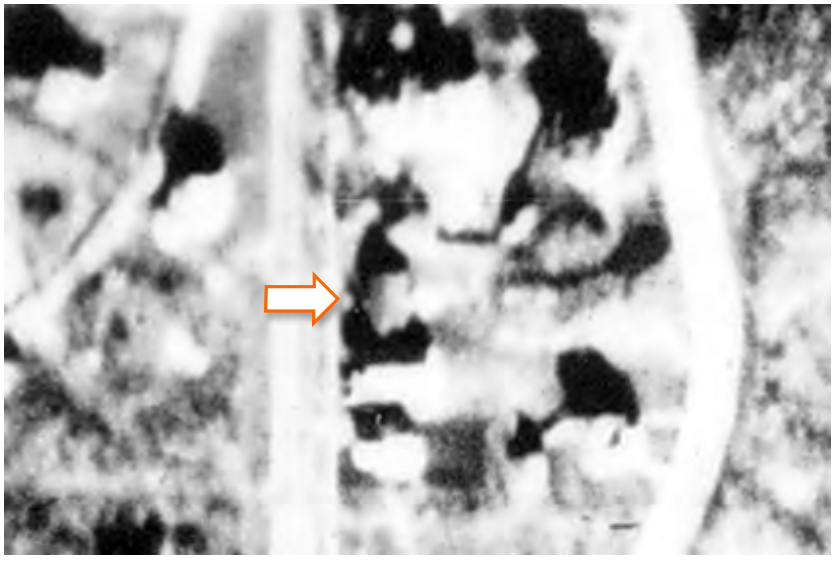
Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detail of a 8-over-1 wood window with wood storm on the front elevation of the McNeill Residence.
Location	10229 - 132 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	View of the projecting main entryway on the front elevation of the McNeill Residence.
Location	10229 - 132 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	View of the main entryway on the front elevation of the McNeill Residence.
Location	10229 - 132 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1930 aerial image of the McNeill Residence.
Date	1930

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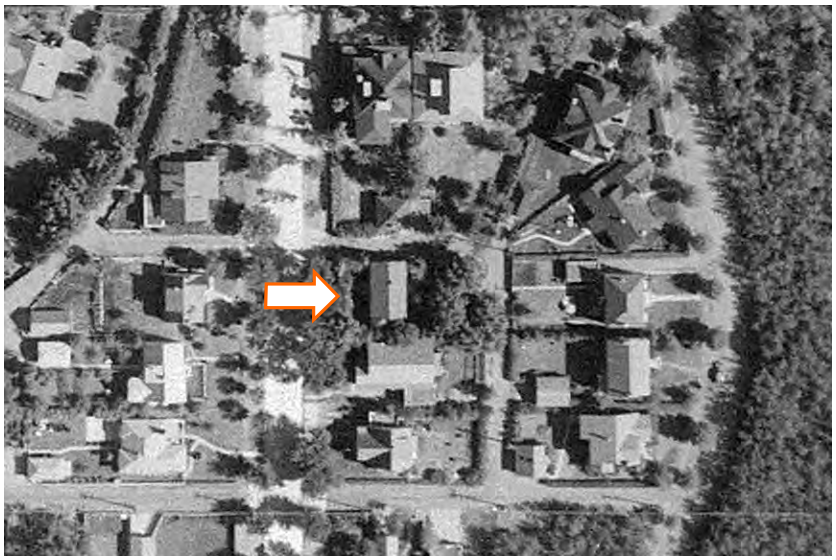
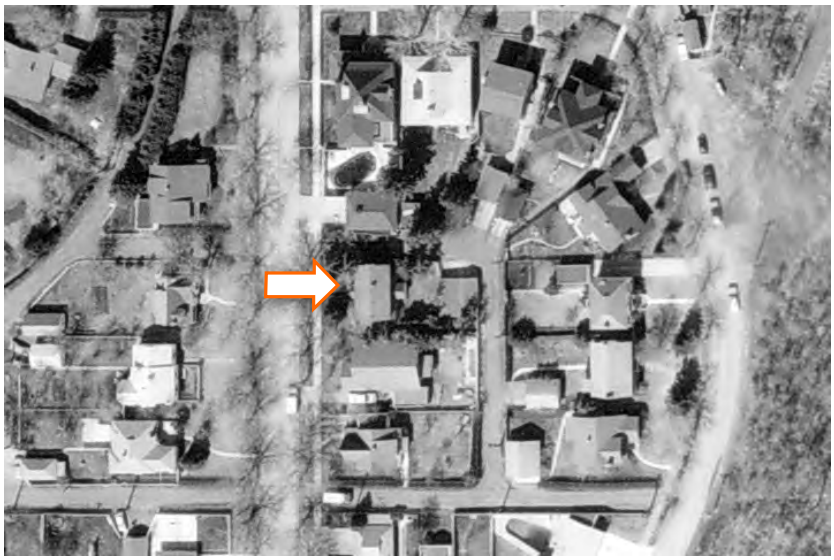
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	
Caption	1952 aerial image of the McNeill Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1965 aerial image of the McNeill Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The McNeill Residence, built 1929, is significant as an early, intact example of high-style homes built during Glenora's Inter-war development era, following the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The McNeill Residence is also valued as a rare and elegant expression of the Dutch Colonial Revival style in Glenora **(Theme Value – Architecture and Design).** The McNeill Residence is further valued for its association with long-term residents Mazie and R.V. MacCosham, a prominent western Canadian businessman and philanthropist **(Person Value).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s

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Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The McNeill Residence is a one and one-half-storey house built in 1929 in the Dutch Colonial Revival style. Its steep side-gambrel roof with continuous shed roof dormer, tall multi-light windows symmetrically balanced, front-gable porch with entablature, columns, arched transom and sidelights make this residence highly identifiable. The home is clad in clinker-brick on the lower façade and end gables, and pebble-dash stucco in the dormers. Located on a corner lot, the house fronts 132 Street with an alley on the north side of the lot. The house is situated in the southeast part of the inner-city residential community of Glenora, very close to Alexander Circle and the Wellington Ravine natural area.
Heritage Value	The McNeill Residence, built 1929, is significant as an early, intact example of high-style homes built during Glenora's Inter-war development at the start of the Great Depression. The residence is situated in one of the early 1911 Glenora subdivsion registered by developer James Carruthers. Richard H. Knight (1877-1931)

	surveyed community between Stony Plain Road and the North Saskatchewan River valley using a combination of plan types: a grid-iron layout to the west, Ebenezer Howard's *Garden City Suburb* with curvilinear roads adjacent to the Ramsay, Wellington, and Groat Ravines, and a central circle, later named Alexander Circle. The unique layout of the 1911 Subdivision, coupled with James Carruthers' Carruthers Caveat, which was established that same year and regulated residential development in Glenora, served as a means to attract Edmonton's elite to the neighbourhood. Also drawing prospective residents to the community was its proximity to downtown, the construction of the Groat Bridge, and the expansion of streetcar service to Glenora. The caveat applied to lots south of Stony Plain Road and regulated setbacks; single residential dwellings only; positioning of a dwelling on a lot; and the permitted minimal value of construction. John McNeill Jr. acquired the corner lot, having been previously forfeit due to unpaid taxes. By April 1929, acting as his own contractor, obtained a permit to construct a $5,500 dwelling, well above the minimum house value of $4,000 stipulated by the Carruthers Caveat for this site. The scale and cost of construction was indicative of residential development occurring in Glenora during the economic hardship of the Great Depression and was in contrast with development elsewhere in Edmonton, and Canada, which had slowed significantly. Bertha (nee McFadden, c1899-1992) and John McNeill Jr. (1898-1988), built and briefly occupied the extant residence. As manager of the taxi division of McNeill's Van and Storage, established by his father 'Jock' (John Sr.), the company was known for a number of Edmonton 'firsts' including: taxi; private ambulance; and airport hangar services. The family emigrated from Glasgow, settling in Edmonton in 1910, in Norwood neighbourhood. That same year Jock acquired Twin City Transfer, a cartage firm that he parlayed into the highly diversified business, McNeill's Van and Storage. The McNeill Residence is also valued as a rare and elegant expression of the Dutch Colonial Revival style in Glenora. Revivals built during the early 20th century encompassed aspects of the architectural detailing of their traditional precedents. Dutch Colonial Revival is a re-interpretation of the Dutch Colonial houses of the Atlantic seaboard built during the reign of the England's King Georges. Revival styles are typically more simplified forms

	integrating liberal interpretation of traditional precedents. Such styles were made popular through magazines and professional journals. The home's steep side-gambrel roof, symmetrically fenestration, tall single-hung windows, and brick cladding are hallmarks of this revival style's original form. Modern interpretation of Georgian architecture featured on the McNeill Residence include its: projecting front porch with columns, continuous dormers, multi-light upper sashes with single light lower sash, one-storey hipped roof projection at side of residence. The McNeill Residence is further valued for its association with long-term residents Mazie and Roderick V. (R.V.) MacCosham, a prominent western Canadian businessman and philanthropist. Quebec-born R.V. MacCosham (1885-1959) moved to Alberta in 1906, starting his storage business in an Edmonton warehouse in 1913. R.V. had a unique connection to the home's original owners, having been rescued in 1919 by John McNeill Jr. from a boating mishap on Cooking Lake. While living in the home, R.V. served as president of MacCosham Storage and Distributing. Following his retirement in 1957, he sold the firm at which time it was renamed MacCosham Van Lines. The MacCoshams' lived in the residence for nearly 40 years (1934-1971). Following R.V.'s passing in 1959, Mazie continued to live in the home for the rest of her life, staying active in the community through her participation in the Ladies Kiwanis Club and the Imperial Order Daughters of the Empire.
Character Defining Elements	The key elements that define the heritage character of the McNeill Residence include, but are not limited to its: - setting on a corner lot fronting quiet residential street with landscaped front yards and grassy boulevards with mature deciduous street trees; near Stony Plain Road transportation corridor; - landscape elements including: landscaped setbacks; mature trees; - form, scale, and massing as expressed by its: one and one-half storey height; full-height basement; side-gambrel roof; rectangle-plan; one-storey hip-roofed projection on south façade; continuous shed roof dormer on front and rear façades; - wooden-frame construction including: parged concrete foundation; clinker brick cladding; pebble-dash stucco cladding on dormers; clinker brick soldier course

	watertable; - Dutch Colonial Revival-style details such as its: side-gambrel roof with continuous shed roof dormers; symmetrically balanced fenestration; prominent front entry with sidelights and transom; multi-light windows; projecting eaves with exposed rafter tails; projecting verges with wooden tongue-and-groove soffits; plain pointed barageboards; louvres in the gable peaks; - original fenestration including: single assembly 8-over-1 single-hung wooden-sash windows with wooden-sash storm windows; double assembly 8-over-1 single-hung wooden-sash windows with wooden-sash storm windows; single assembly 6-over-1 single-hung wooden-sash window with wooden-sash storm window; multi-light wooden-sash hopper windows with wooden-sash storm windows; brick sills; decorative leaded glass panels on sides of entry vestibule; six-panel wooden front door with decorative leaded glass sidelights and transom; and - additional exterior architectural details including: enclosed front porch with front-gabled pediment, with dentils, supported by fluted round and square columns, square wooden pilasters, single door with arched transom and side-lights, clinker brick top step and internal landing; one-storey side-gabled double car garage with stucco cladding, wooden bargeboards, and open soffits.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	

Municipal Heritage Planner's Mandatory Documentation

Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The McNeill Residence, built 1929, is significant as an early, intact example of high-style homes built during Glenora's Inter-war development era, at the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The McNeill Residence is also valued as a rare and elegant expression of the Dutch Colonial Revival style in Glenora **(Theme Value – Architecture and Design).** The McNeill Residence is further valued for its association with long-term residents Mazie and R.V. MacCosham, a prominent western Canadian businessman and philanthropist **(Person Value).**
Period of Significance	1930s
Chronology of Alterations	Pre-1965 • Garage enlarged 1991 • Large rear addition by local architect William Ross and contractor Mr. Melnychuk (part of the original rear shed dormer was engulfed by the addition. Salvaged clinker brick from demolished Glenora home was used. • Window openings on remaining portion of rear dormer filled in. 2016 • Original garage upgraded (concrete pad, insulation, wiring). • Quarry tiles on front steps replaced with new tiles
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape is intact as is the heavily treed landscaping of

	the McNeill Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of Glenora's Inter-war development period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's 'Golden Age' of Period Revivals (1920s to 1940s) has not changed.
Statement of Integrity	The McNeill Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact. The rear addition uses compatible design elements and materials and is not visible when viewing the front façade. Overall, the residence is in good condition with a high degree of its original fabric intact. - Roof: The roof is in good condition with no dips or bulges in the roof ridge. The asphalt shingles appear to be recently installed and no missing or split shingles were noted. - Roof elements: The wooden bargeboards have been retained and wood is in good condition with no visible paint failures. The gutters and rainwater leaders are present and well anchored. Out flow is directed away from the residence. Stepped copper flashing between roof/wall transitions is well seated. - Foundation: In general the foundation parging is in good. Small cracks in the parging are present on the one-storey bay's foundation. - Cladding: The clinker brick cladding is in good condition with no significant areas of mortar failures. The dormer's pebble-dash stucco cladding is also in good condition, with no chips or heavily stained areas detected. - Windows: The home retains all its original window

	openings and all but one original wooden-sash windows. A window on the first floor of the north façade has been replaced. Basement windows have also been replaced. Most of the original wooden-sash storm windows are intact and in good condition. Replacement aluminium storm window has been installed on the window in the gable peak. Overall the sashes, frames, and trim are in good condition with no rot or paint failure detected. Brick sills exhibit minor staining and mortar loss. - Doors: The home retains its original wooden front door sidelights and transom. All of which are in very good condition. - Chimney: A metal flue has been installed on the south façade and the internal chimney has been replaced with new brick and a metal flue. - Decorative elements: The exposed rafter tails, bargeboards, and open soffit are all original and in good condition. - Porches: The front porch is highly intact and in excellent condition with no visible paint failures or rot. The stair's clinker brick treads and risers have been removed and replaced with tile. The clinker brick of the upper tread has been retained. - Garage: The detached double car garage's stucco cladding and wood trim are in good condition, with minor chips to the stucco noted at the outside corners of the building. There are chips to the stamped parging and the garage doors have been replaced.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	McLeod Residence		
Address	10310 - 132 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;89;17		
Geographic Position	53.544963	-113.549911	N83
Site Area	532.93		
Contributing resources	n/a		
Date of Construction	1931		
Architectural Style	Tudor Revival		
Architect	n/a		
Builder	Edward G. Querengesser		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** The McLeod Residence is valued as a highly intact	**Style/Design/Construction** The McLeod Residence is valued as an elegant and highly intact expression of	

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worksheets)	example of residential development in Glenora during the Inter-war period just after the start of the Great Depression. **Event/Cultural Practice** **Institution/Person** The McLeod Residence is further valued for its connection with long-term Edmonton contractor and developer, Edward Otto Peets.	Tudor Revival architecture. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the McLeod Residence, looking to the west
Location	10310 - 132 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the McLeod Residence, showing the associated garage, looking to the west.
Location	10310 - 132 Street NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the front (left) and north (right) elevations of the McLeod Residence, looking to the southwest
Location	10310 - 132 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front elevation of the McLeod Residence, with its one-storey extension on the left, looking to the northwest.

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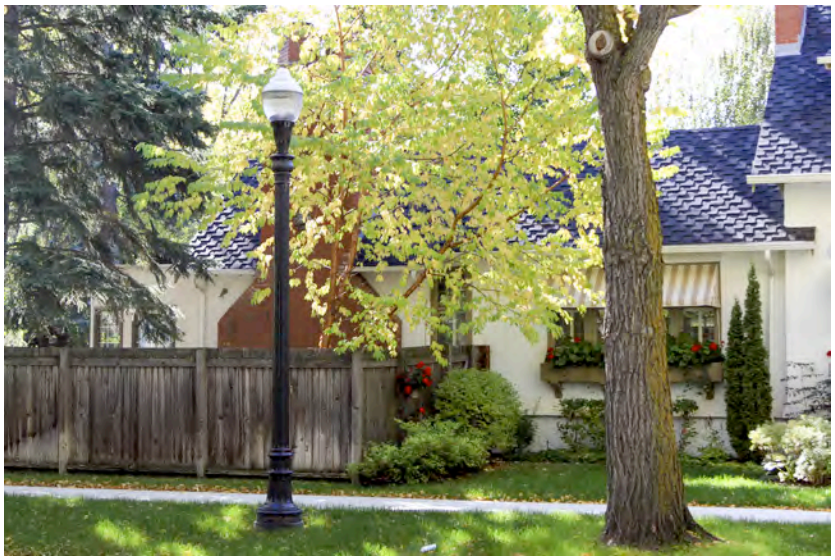
Location	10310 - 132 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the one-storey gable projection on the south elevation of the McLeod Residence. The right portion is original to the house, while the left portion was extended between 1986 and 1997, including the exterior chimney and curved sunroom.
Location	10310 - 132 Street NW
Copyright	City of Edmonton

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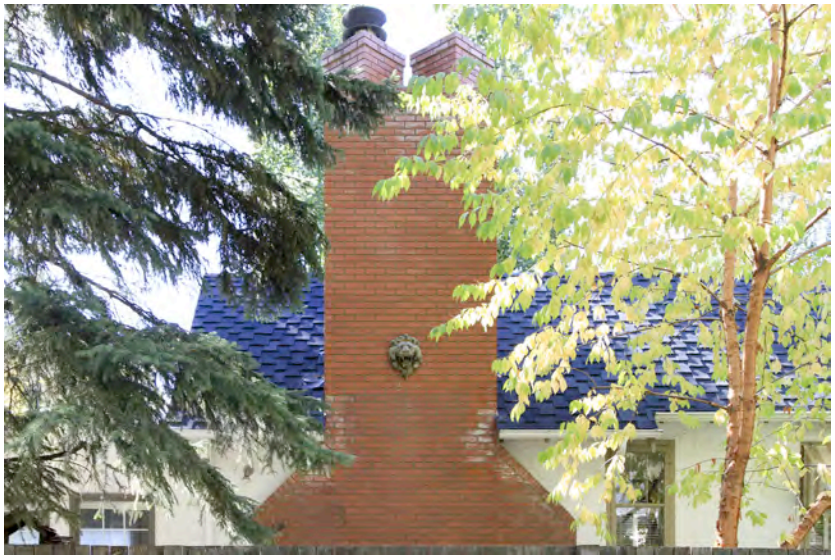
Image 6 Description	
Caption	Partial detail of the late 20th century addition onto the south elevation of the McLeod Residence.
Location	10310 - 132 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the exterior chimney constructed as part of the late 20th century addition to the McLeod Residence.
Location	10310 - 132 Street NW

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Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the small shed dormer on the front elevation of the McLeod Residence.
Location	10310 - 132 Street NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of an original banked assembly of windows with wood storms on the front elevation of the McLeod Residence.

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Location	10310 - 132 Street NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the main entryway on the front elevation of the McLeod Residence.
Location	10310 - 132 Street NW

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Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the parged foundation on the McLeod Residence.
Location	10310 - 132 Street NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of single-car garage of the McLeod Residence - an original, or at least a very early addition to the McLeod Residence property.

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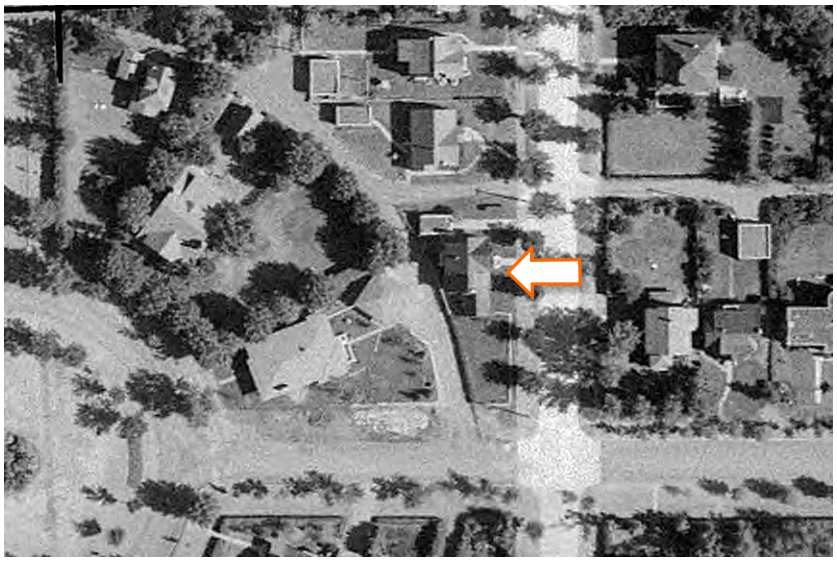
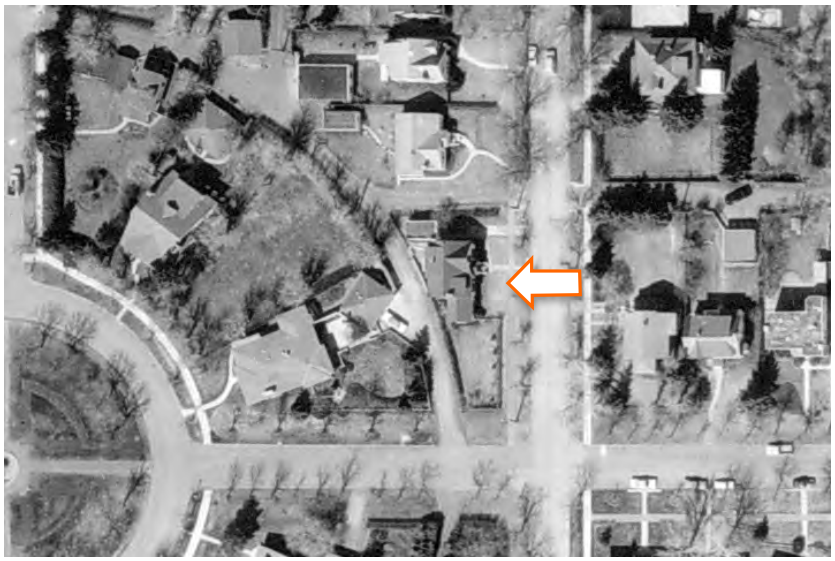
Location	10310 - 132 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the McLeod Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

Caption	1965 aerial image of the McLeod Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the McLeod Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The McLeod Residence, constructed in 1931, is valued as a highly intact example of residential development in Glenora and an impressive example of the scale and high value of residential construction occurring in the community during the Inter-war period following the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**.

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	The McLeod Residence is further valued for its connection with long-term Edmonton contractor and developer, Edward Otto Peets **(People Value)**. The McLeod Residence is also valued as an elegant and highly intact expression of Tudor Revival architecture **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016

Municipal Heritage Planner's Mandatory Documentation

Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The McLeod Residence is a one and one-half storey Tudor Revival-style residence situated on 132 Street NW between 103 and 104 Avenues NW in Edmonton's historic neighbourhood of Glenora. The residence is one of a collection of historic homes located just north of the Glenora landmark, Alexander Circle. Setback from the street on a large rectangle lot, the house is identifiable by its rectangular-plan with side-gabled roof, stucco exterior, prominent front-gabled wall dormer with decorative half-timbering, multi-assembly windows, and off-centre front entry covered by a front-gabled porch with tapered square wooden columns resting on brick piers, and closed brick balustrade.
Heritage Value	The McLeod Residence, constructed in 1931, is valued as a highly intact example of residential development in Glenora and an impressive example of the scale and high value of residential construction occurring in the community during the Inter-war period following the start of the Great Depression. Glenora underwent multiple waves of development during the early 20th century. These phases of development are expressed by the neighbourhood's diverse collection of architectural styles. The McLeod Residence is situated in the last section of Glenora to be subdivided in 1911. The land upon which Glenora is located was originally subdivided by Montreal businessman, James Carruthers, with subdivision plans drawn up by surveyor Richard H. Knight. Knight's subdivision features aspects of the *Garden City Suburb* as well as the more typical grid-iron layout. *Garden City Suburb* was an urban adaptation of *Garden Cities*, a movement developed by Ebenezer Howard at the end of the 18th century. The emphasis of *Garden City Suburb* was for neighbourhoods to be integrated into the natural landscape. In addition to Glenora's unique layout, James Carruthers established the Carruthers Caveat (1911), which stipulated guidelines for development in Glenora. The caveat applied to lots south of Stony Plain Road and regulated setbacks; single residential dwellings only; positioning of a dwelling on a lot; as well as a minimum value of construction. Carruthers established the caveat to control the nature of development in Glenora, and as a means of attracting Edmonton's more affluent residents. The scale, design, construction materials, and finishes, as seen in the McLeod Residence, reflects the financial position of many of Glenora's early residents. This scale and cost of construction halted elsewhere in the city, and the country, during the economic upheaval of the

	Depression; however, residential construction continued in Glenora in the 1930s, albeit at slower rate. The McLeod Residence is further valued for its connection with long-term Edmonton contractor and developer, Edward Otto Peets (1881-1956). An immigrant from Germany, Peets (altered from Pietz) arrived in Halifax from Hamburg in 1904. That same year he settled in Edmonton where he worked as a plasterer, a profession he held in his homeland. In 1912, he established his own contracting company, O.K. Coal and Wood Co., which would be renamed O.K. Construction in the 1930s. Peets owned and operated the company until 1948, at which time he sold the firm to his son, who would operate the company for another decade before selling it, at which time it was renamed Alberta Concrete Products Co. Ltd. Peets obtained a permit to construct a residence on Lot 17 in 1931. Although a contractor himself, the extant home was constructed by Edward G. Querengesser for the sum of $4,500. Peets used the property as a source of income, renting it to numerous individuals until 1950, when Robert M. McLeod became the first owner/occupant of the home. McLeod, a manager at Campbell McLeod and Campbell, with his wife Gertrude owned the house until 1968. The McLeod Residence is also valued as an elegant and highly intact expression of Tudor Revival architecture. The Tudor Revival style emerged in England in the late 19th century; primarily expressed in residential architecture. The style draws from elements of vernacular architecture of the Medieval Period that persisted into the Tudor Period. Tudor Revival architecture is more modest in its expression than its ancestral form and is characterized by steeply pitched roofs, decorative half-timbering, tall multi-assembly windows, jettied second floors, dormers, and tall ornamented chimneys. This style of revival architecture was popular in the 1920s – 1940s in North America, with Tudor references becoming increasingly minimalistic toward the later decade of its popularity. The McLeod Residence possesses a high degree of integrity and exhibits numerous hallmarks of this architectural style. The home's asymmetrical design, steeply pitched roofs, multiple dormers, exterior cladding of stucco accented with half-timbering in the gables, multi-assembly windows, and entry under a front-gabled roof with half-timbering, pointed bargeboards, and closed brick balustrade are elements indicative of Tudor Revival design.

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Character Defining Elements	The key elements that define the heritage character of the McLeod Residence include, but are not limited to, its: - setting on a large rectangle lot in Edmonton's historic Glenora neighbourhood; - setback from the street with mature treed boulevard along its front facade; - form, scale and massing as expressed by its: one and one-half storey height; full-height basement; gabled wall dormer; shed roof dormers ; - construction as expressed by its: wooden-frame structure; stamped parging on concrete basement; stucco cladding with bellcast feature at base of walls; - Tudor Revival- style details such as its: asymmetrical design; steeply pitched roofs; multiple dormers; half-timbering; tall multi-assembly windows; open soffits with pointed bargeboards and drop finial in roof peak; substantial brick chimney with two separate flues; off-centre front entry under front-gabled roof with half-timbering; stucco drip mould above first floor windows; front porch with front-gabled roof supported by tapered square wood columns resting on brick piers, half-timbering and stucco in gable, closed brick balustrade with concrete cap, brick steps; - Arts and Crafts-style elements including: contrasting rustic cladding; exposed rafter tails; triangular brackets in eaves; stucco clad window boxes with support brackets on front façade; - original fenestration including: single and double assembly 6-over-1 single-hung wooden-sash windows; triple assembly 6-over-1 single-hung wooden-sash windows with wooden-sash storm windows; bank of 6-over-1 single-hung wooden-sash windows with wooden-sash storm windows; multi-light wooden-sash hopper windows with wooden-sash storm windows; stained glass window in dormer; rectangle openings for windows on curved side projection; front entry with single-panel wooden door with multiple lights; exterior four-panel wooden storm door with upper glass panel; and - additional details such as: internal red brick chimney; partially exposed external red brick chimney; one-storey single car garage with stucco cladding, connected to residence by arched breezeway, stepped parapet, multi-panel wooden garage door.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The McLeod Residence, constructed in 1931, is valued as a highly intact example of residential development in Glenora and an impressive example of the scale and high value of residential construction occurring in the community during the Inter-war period following the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The McLeod Residence is further valued for its connection with long-term Edmonton contractor and developer, Edward Otto Peets **(People Value)**. The McLeod Residence is also valued as an elegant and highly intact expression of Tudor Revival architecture **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	1986 - 1997 • one-storey side-gabled projection on side of residence extended with connected one-storey curved projection with additional external brick chimney on front façade Unknown Date • aluminium storm windows added to second floor windows • front door replaced • tiles added to riser at front entry • cap flashing added to garage parapet
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence is intact. Environment ☒ Yes ☐ No ☐ Not Applicable The home continues to be situated in a residential neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains nearly all its original materials.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable Its current condition is reflective of the high quality of workmanship. Feeling ☒ Yes ☐ No ☐ Not Applicable The house projects a strong historical aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a dwelling.
Statement of Integrity	The McLeod Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The original home's form, scale, and massing is intact. Overall, the residence is in very good condition with a high degree of its original fabric intact. - Roof: The roof appears to be recently re-shingled with asphalt shingles. There are no dips in the ridgeline indicative of settlement issues. - Roof elements: The wooden soffits and rafter tails are all in good condition. - Foundation: The concrete foundation is in good condition with its stamped parging also in good condition with no exceptional areas of deterioration or damage identified. - Cladding: The original stucco is in good condition overall. Minor cracks and localized staining are present. The decorative half-timbering is original and in good condition. - Windows: The residence retains all its original window openings and wooden-sash windows. Wooden-sash storm windows are also intact; however, those on the second floor have been replaced with aluminum storms. The wood sashes, frames, and sills show no evidence of rot or paint failure. - Doors: The internal wood door at the front entry appears to be in good condition, although its style is consistent with a 1950s style of door. The wood storm door is in good condition and may be original to the residence. - Chimneys: The internal and partially external brick chimneys are in good condition with no evidence of leaning. The internal chimney has been repointed. - Decorative elements: The decorative half-timbering is original and in good condition. The bargeboards, drop

	finials, and triangle brackets are also in good condition with minor paint failure noted. A single triangle bracket on the garage side of the residence is heavily deteriorated and requires replacement. - Porches: The front-gabled front porch with its tapered square wood columns, brick piers, brick balustrade with concrete caps, stucco cladding with half-timbering, pointed bargeboards are all original and in good condition. Repairs have been carried out on the brick front steps. - Garage: The one-storey stucco clad garage is in good condition overall. Minor staining below the parapet and above garage door is present. The arched breezeway connecting the garage and house is intact. The multi-panel wooden garage door is likely from the time the garage was constructed.

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Stewart Residence		
Address	10326 - 132 Street NW		
Neighbourhood	Glenora		
Legal Description	2830AF;89;3		
Geographic Position	53.545464	-133.550064	NAD83
Site Area	650.80m^2		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Dutch Colonial Revival		
Architect	William G. Blakey		
Builder	Leonard F. Toby		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Development of Glenora between	**Style/Design/Construction** Highly intact example of a Dutch Colonial Revival style	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	First and Second World Wars. **Event/Cultural Practice** **Institution/Person** Connection with the prominent Jewish family, the Samuels.	residence. Designed by notable Edmonton architect William G. Blakey. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta
Image 1 Description		

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Caption	View of the front elevation of the Stewart Residence, looking to the west.
Location	10326 - 132 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and north (right) elevations of the Stewart Residence, looking to the southwest.
Location	10326 - 132 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the rear elevation of the Stewart Residence, with the one-storey screen porch addition at the bottom right. Looking to the northeast.
Location	10326 - 132 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the detached garage located near the rear of the Stewart Residence property, looking to the east. The garage is setback several metres from the rear property line.

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Location	10326 - 132 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the eaves, verges, and soffit on the south elevation of the Stewart Residence.
Location	10326 - 132 Street NW
Copyright	City of Edmonton
Image 6 Description	

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Caption	Detail of the roof of the open porch on the front elevation of the Stewart Residence.
Location	10326 - 132 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entrance of the Stewart Residence on the front elevation.
Location	10326 - 132 Street NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of a triple assembly window located on the front elevation of the Stewart Residence.
Location	10326 - 132 Street NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of a parged chimney located on the northwest section of the Stewart Residence.
Location	10326 - 132 Street NW

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Copyright	City of Edmonton
Image 10 Description	
Caption	Interior of the Stewart Residence showing the main staircase on the main floor.
Location	10326 - 132 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 11 Description	
Caption	Interior of the Stewart Residence showing the fireplace located on the main floor.
Location	10326 - 132 Street NW
Copyright	City of Edmonton
Image 12 Description	
Caption	View of the original tile work in a bathroom of the Stewart Residence.
Location	10326 - 132 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 13 Description	
Caption	Front elevation of the Stewart Residence as drawn by William G. Blakey.
Location	10326 - 132 Street NW
Copyright	Provincial Archives of Alberta (PR1967.0100/58)
Image 14 Description	
Caption	Rear elevation of the Stewart Residence as drawn by William G. Blakey.

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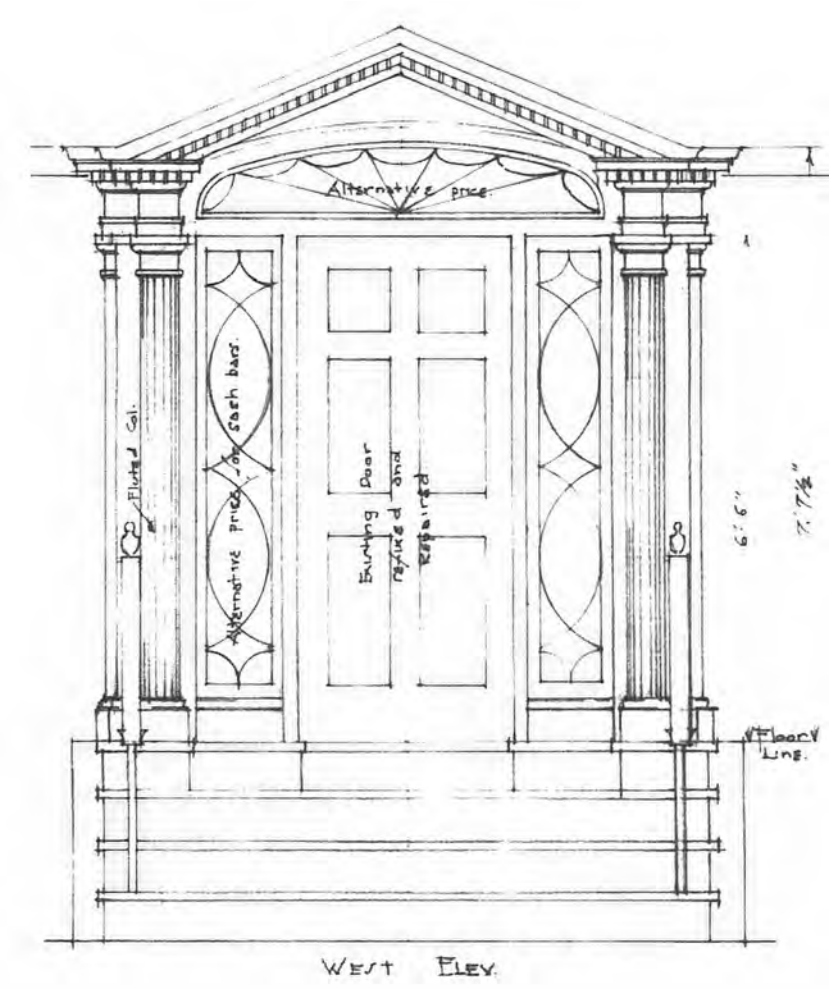
Location	10326 - 132 Street NW
Copyright	Provincial Archives of Alberta (PR1967.0100/58)
Image 15 Description	
Caption	Detail of the front entryway of the Stewart Residence as drawn by William G. Blakey.
Location	10326 - 132 Street NW
Copyright	Provincial Archives of Alberta (PR1967.0100/58)

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Historic Photo	
Caption	1952 aerial image of the Stewart Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1976 aerial image of the Stewart Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Stewart Residence, built in 1929, is an exceptional example of the form and quality of residential construction, reflective of the economic position of its residents in Glenora during the Inter-war period just prior to the Great Depression **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Stewart Residence is also significant as a highly intact example of notable Edmonton and Alberta architect, William George Blakey's designs (1885-1975) **(Theme Value – Architecture and Design).** The Stewart Residence is valued for its association with its second owners, and prominent business and civic-minded Jewish family, the Samuels **(Theme Value – People Value).** The Stewart Residence is further valued as a exceptional expression of a Dutch Colonial Revival-style home, a popular architectural style during the 1920s – 1930s **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present

Municipal Heritage Planner's Mandatory Documentation

Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Stewart Residence is an impressive two-storey Dutch Colonial Revival-style residence situated nearly mid-block on 132 Street NW between 103 Avenue NW and 104 Avenue NW in the Edmonton neighbourhood of Glenora. Set back from the street, the house is easily identified by its rectangle plan with side-gambrel roof, symmetrical design, stucco cladding, nearly full-width shed roof dormer, central entry with pedimented front porch, and single and triple assembly multi-light windows. The residence is one of a grouping of historic homes on 132 Street NW.
Heritage Value	The Stewart Residence, built in 1929, is an exceptional example of the form and quality of residential construction in Glenora during the Inter-war period just prior to the Great Depression, and reflects the economic position of its residents. The Stewart Residence is situated in the portion of the Glenora neighbourhood subdivided in 1911 and covered by the Carruthers Caveat. This area south of Stony Plain Road, known presently as 'Old Glenora' was the last portion of Glenora to be subdivided by real estate tycoon, James Carruthers and its layout contrasts that of the earlier 1906 and 1907 gridiron subdivisions. Carruthers developed the Caveat as a means to control the nature of residential development in the area south of Stony Plain Road NW. The Carruthers Caveat (1911) incorporated aspects of the Garden City Suburb Plan, which emerged as a new form of urban planning in the early 20th century in North America. The establishment of residential-only communities with green space for public and private use, restricted setbacks and design controls represented the foundation of the Caveat and Garden City Suburb plan. The streets laid out in the 1911 subdivision considered the contours of the land, as evident in Glenora's numerous curved streets and varying lot shapes. The neighbourhood's proximity to downtown Edmonton and the nature of the Carruthers Caveat made Glenora a desirable enclave for Edmonton's wealthy residents and professionals. The Stewart Residence was constructed by William F. Stewart months prior to the start of the Great Depression. Stewart sold the residence in 1932. The scale and design of the residence reflects the economic position of Stewarts and the high standard of construction in Glenora at the time. During the Depression, only a handful of residences were constructed in Glenora with approximately 20 permits issued between 193 to 1939.

	The Stewart Residence is also significant as a highly intact example of notable Edmonton and Alberta architect, William George Blakey (1885-1975). Originally from Sunderland, England, William, with his brother Richard Palin Blakey, received their architectural training under English architect George T. Brown, prior to his immigration to Canada in 1907. After settling in Edmonton, Blakey worked for the Department of Public Works, before joining the firm of Roland M. Lines in 1908, where he designed a range of residential, institutional, and commercial buildings. In 1914, Blakey married Carrie Arnold Thomas and shortly after their marriage, moved to Ottawa, where he worked as an inspector with the Department of Munitions. Blakey served overseas with the Canadian Engineers, before returning Edmonton in 1919. Upon his return, he set up his own architectural firm. Six years later he entered into a partnership with his brother, the former Provincial Architect Richard Blakey (1879-1963). The firm would evolve over time to include a number of prominent Edmonton architects. William Blakey was hired to design the extant residence in March 1929. The home is a reflection of the architectural styles popular during the Inter-war period, styles that were less prevalent following the Second World War with the emergence of new building materials and technology. Blakely embraced the new modern architectural styles, as evident in his own International-style residence on 101 Avenue NW, as well as examples of his work such as the Garneau Theatre and the T. Eaton Co. Store. Blakey remained in Edmonton until his passing in 1975, and was recognized at the time as Alberta's longest practicing architect. The Stewart Residence is also valued for its association with its second owners, and prominent business and civic-minded Jewish family, the Samuels. Ralph and Rose Samuels purchased the Stewart Residence in 1932, and owned the home for the next three decades. Ralph (1892-1967), an immigrant from Russia, arrived in Canada circa 1911, settling with his half-brother in Winnipeg. In 1914, Ralph married Rose (nee Israel) and moved to Mundare, Alberta, before moving to Edmonton in 1924. Ralph, with his brother Joseph, bought out the Christie Grant Mail Order House stock at its Winnipeg location and used it to stock stores in Edmonton, Calgary, Regina, and Moose Jaw. The department store first opened in Edmonton on Jasper Avenue, before moving to a large location at 10174 101 Street. Department stores in Alberta first appeared in Calgary in the 1880s, with Edmonton's first department store established by Winnipeg's Hudson's Bay

	Company in 1905. It was not until the late 1920s that entrepreneurial department stores became more common in Alberta. The brothers would later open three additional stores in Camrose, Innisfail, and Stettler under the name J. Lawrence & Co. Both Ralph and Rose were active members in Edmonton's Jewish community with Ralph becoming a charter member of the Congregation Beth Shalom, president of the Talmud Torah, and Rose serving as a life member of the Hadassah-WIZO. Ralph and Rose (1895-1970), having changed their surname from Chmelnitsky in 1940, lived in the residence with their children, until 1960. The Stewart Residence is further valued as a exceptional expression of a Dutch Colonial Revival-style home, a popular architectural style during the 1920s – 1930s. This revival style is rooted in the 18th century Dutch and Hugenot settlements of the eastern United States. The gambrel roof residences became a popular design in catalogue and kit house plans during the early decades of the 20th century. A sub-type of Colonial Revival, Dutch Colonial Revival is characterized by its gambrel roof with dormers, rectangular plan, one and one-half or two-storey height, symmetrical design, columns for porches and entries, as well as external chimneys placed at the gable end of the home. A gambrel style roof provided a homeowner with a second floor living space without the financial cost of a traditional two-storey building. All together, these characteristics create an aesthetically pleasing and functional home. The Stewart Residence exemplifies this style of architecture through its form, scale, massing, gambrel roof with wide shed roof dormers, symmetry, and prominent central front porch.
Character Defining Elements	Key elements that define the heritage character of the Stewart Residence include, but are not limited to its: – location nearly mid-block on 132 Street NW between 103 Avenue NW and 104 Avenue NW in the Edmonton neighbourhood of Glenora; – siting on a large lot setback from the street with terraced front lawn; – form, scale, and massing as expressed by its: one and one-half storey height with full basement; rectangular plan; gambrel roof; nearly full-width shed roof dormer on front façade; two-storey front-gabled bay on rear façade; upper floor balcony with shed roof on rear façade; shed roof wall dormer on rear of house; – wooden-frame construction including: concrete foundation;

	stucco exterior; – Dutch Colonial Revival elements including: symmetry in design; rectangle plan; gambrel roof; wide dormers; minimal exterior detailing; shutters on upper level; central entry with sidelights and fanlight; pedimented porch with fluted columns; dentils; tongue-and-groove soffits; wooden louvres in peaks of roof; – fenestration including: single assembly multi-light wooden-sash hopper windows with multi-light wooden storms at basement; triple assembly 8-over-8 single-hung wooden-sash windows with 4-over-4 single-hung wooden-sash windows on either side and all with multi-light wooden storm windows; single assembly 8-over-8 single-hung wooden-sash windows with multi-light wooden storms; triple assembly multi-light fixed wooden-sash windows with matching wooden-sash storm windows; single assembly rectangle window openings on upper level; wooden shutters on upper level; plain wooden trim; single panel wooden door with multi-light panel and matching wooden storm door; front entry with multi-light wooden sidelights and fanlight with curved wooden muntins in a decorative pattern and wooden storms; front six panel wooden door; and – chimneys including an external and internal stucco clad chimneys with corbelled tops.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	

Municipal Heritage Planner's Mandatory Documentation

Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	May 24, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This resource is significant because… The Stewart Residence, built in 1929, is an exceptional example of the form and quality of residential construction, reflective of the economic position of its residents in Glenora during the Inter-war period just prior to the Great Depression **(Theme Value – The Carruthers Caveat and Garden City Suburb)**. The Stewart Residence is also significant as a highly intact example of notable Edmonton and Alberta architect, William George Blakey's designs (1885-1975) **(Theme Value – Architecture and Design).** The Stewart Residence is valued for its association with its second owners, and prominent business and civic-minded Jewish family, the Samuels **(Theme Value – People Value).** The Stewart Residence is further valued as a exceptional expression of a Dutch Colonial Revival-style home, a popular architectural style during the 1920s – 1930s **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Unknown Date • Trim added to roof and dormer verges. • Second floor windows replaced. • Foundation repaired • Windows on rear façade replaced • Screened porch added to rear façade • Steps and balustrade at rear entry replaced. • Storm door added to both entries. • Chimney stuccoed (TBC) • Garage added to rear of lot.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The residence has not been moved. Design ☒ Yes ☐ No ☐ Not Applicable The original design of the residence has been retained. Environment ☒ Yes ☐ No ☐ Not Applicable The house is situated in a residential context. Materials ☒ Yes ☐ No ☐ Not Applicable

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	The house retains most of its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence projects a strong historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The resource continues to be used as a residence.
Statement of Integrity	The Stewart Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. In general the house is highly original with form, scale, and massing intact. - Cladding: Stucco exterior in good condition with localized chips limited to the base of the walls, corners of the house and soffit under eaves. Localized staining is present throughout with the based of the walls stained where landscaping is present. - Roof: Asphalt shingle roof has no split of missing shingles. New trim has been added to the verges of the main and dormer roofs. - Fenestration: All original windows on the first storey and side facades are in good condition. All second floor windows have been replaced and all windows on the rear façade have been replaced. Second floor single panel wooden door with multi-light panel and matching wooden storm door are original and in good condition. The front entry with multi-light wooden sidelights and fanlight with curved wooden muntins in a decorative pattern and wooden storms are in very good condition and original to the residence. The front six panel wooden door is original, however a wooden storm door with multi-light panel has been added. Shutters, where present, window and door trim is intact and in good condition. Paint failure is present to varying degrees. - Front porch is original and in very good condition and is totally original. - Chimney: Original stucco-clad chimneys are in good condition with no evidence of leaning. The stucco is cracked at the corbelled top of the chimney and portions are failing on the internal chimney. Chimneys may have originally been exposed brick. - Additions: A screened porch has been added to the rear

	of the residence. Storm doors added to the entrances. New steps and balustrade added to the rear of the house. - Garage: A one-story front-gabled garage has been constructed at the rear of the lot.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Falkenberg Residence		
Address	10332 - 132 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;89;4		
Geographic Position	53.545603	-113.550064	NAD83
Site Area	650.668m^2		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Period Revival Bungalow		
Architect	n/a		
Builder	Frederick M. Falkenberg		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the growth of the	**Style/Design/Construction** Valued for its distinct and highly eclectic Period Revival Bungalow design	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	Glenora neighbourhood at the onset of the Great Depression **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person** Valued for its association with notable Edmontonian, Jon Frederick Falkenberg
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta
Image 1 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the front (right) and south (left) elevations of the Falkenberg Residence, looking to the northwest.
Location	10332 - 132 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Partial view of the south elevation of the Falkenberg Residence, showing its many fenestrations with original multi-light wood windows and storms. Looking to the northwest.
Location	10332 - 132 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the rear (right) and north (left) elevations of the Falkenberg Residence, looking to the southeast.
Location	10332 - 132 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Partial view of the front (left) and north (right) elevations of the Falkenberg Residence, looking to the southwest.
Location	10332 - 132 Street NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entryway on the southeast chamfered corner of the Falkenberg Residence.
Location	10332 - 132 Street NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the multiple fenestrations on the front elevation of the Falkenberg Residence.
Location	10332 - 132 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	Detail of the multiple fenestrations on the front elevation of the Falkenberg Residence as it appeared in 1979.

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Date	May 1979
Photographer	Mufty Mathewson
Copyright	Alberta Heritage Survey Program (79-R271-31A)
Historic Photo	
Caption	View of the front (right) and south (left) elevations of the Falkenberg Residence, as it appeared in 1979.
Date	May 1979
Photographer	Mufty Mathewson
Copyright	Alberta Heritage Survey Program (79-R271-32A)

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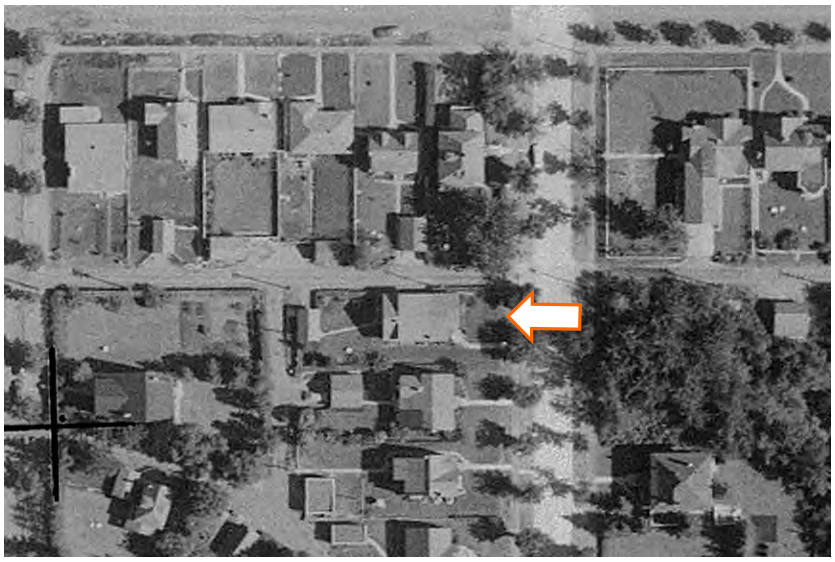
Historic Photo	
Caption	1952 aerial image of the Falkenberg Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Falkenberg Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Falkenberg Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1930, the Falkenberg Residence is valued for its association with the growth of the Glenora neighbourhood at the onset of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Falkenberg Residence is further valued for its association with notable Edmontonian, and long-time owner of the residence, Jon Frederick Falkenberg (1903-1988) **(Person Value).** The Falkenberg Residence is also significant for its distinct and

Municipal Heritage Planner's Mandatory Documentation

	highly intact eclectic Period Revival Bungalow design **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Falkenberg Residence is a one and one-half storey eclectic Bungalow situated in Edmonton's historic Glenora neighbourhood. Located along 132 Street NW between 103 and 104 Avenues, it is south of Stony Plain Road and northeast of the Alexander Circle as well as west of the Ramsay Ravine. The Falkenberg Residence is highly identifiable by its rough stucco cladding, medium pitched, front-gabled roof with projecting gable, enclosed gabled porch set into the front elevation at an angle, multi-assembly, wooden sash windows and long shed dormers in the north and south elevations.
Heritage Value	Built in 1930, the Falkenberg Residence is valued for its association with the growth of the Glenora neighbourhood at the onset of the Great Depression. The neighbourhood was part of land holdings purchased and subdivided by Montreal real estate developer, James Carruthers in 1905. The land, original owned by Hudson's Bay Company employee, Malcolm Groat, was sold to William T. Tretheway in 1903. Carruthers had the area of the Falkenberg Residence subdivided in 1911 by Alberta Land Surveyor, Richard H. Knight, and designed with tenants of the *Garden City Suburb* with a large concentric block (now Alexander Centre) at its centre. The *Garden City Suburb* movement was inspired by incorporating the natural environment into urban planning initiatives. Glenora's curvilinear streets, deeply setback lots to allow for large private gardens, and naturally landscaped boulevards are main tenants of this movement. Glenora is one of the best-preserved Garden City Suburb neighbourhoods in Canada. Initially, the headward extent of Wellington Ravine was immediately to the east and north of the residence, but was gradually filled in to make way for residential construction over the next several decades. Housing starts boomed in 1912 but began slowing with the outbreak of First World War. Later growth was stymied by the arrival of the Great Depression in October 1929, where house construction was limited to those with greater financial means such as the building's original owner, Jonathan F. Falkenberg, a local investment manager. The Falkenberg Residence is further valued for its association with notable Edmontonian, and long-time owner of the residence, Jonathan F. Falkenberg (1903-1988). Born in Edmonton, Falkenberg studied accounting at the University of Alberta and embarked on a career in business and the financial industry. From 1921 to 1923 he played tight end with an early incarnation of the Edmonton Eskimos

	football club (the current club was founded in 1949). In 1930, he joined the Investor Syndicate of Canada as regional manager and later, served as a senior account executive. He had the residence built in 1930 by his father and local contractor, Frederick M. Falkenberg (1879-1947) at a cost of $6,000. Falkenberg did not move into the residence immediately: it was briefly occupied by John R. Boyle (1871-1936) a judge on the Supreme Court of Alberta and his family. After Boyle's death in 1936, Falkenberg moved into the home with his new wife, Phyllis Moyes (1912-1995). In 1944, Jon purchased the Empire Theatre in downtown Edmonton, transforming it into the Tower Building and added the Trocadero Ballroom in 1946, one of the premiere ballrooms for its time. In addition to his business ventures, Falkenberg was also a founding member of the Edmonton Symphony Society and had memberships with several local fraternal and philanthropic organizations. The Falkenberg's sold the residence in 1958 when they moved into the much larger home at 13703 Summit Point overlooking the North Saskatchewan river (this residence was demolished in 2003). The next long-term tenants were the Mathesons, Kenneth and Joan (1925-2009). They took over ownership in 1962 as Kenneth worked as the secretary treasurer for Oilfield Consultants and later, his own company, Kenneth A Matheson Consulting. The Mathesons would hold onto the residence until 1978. The Falkenberg Residence is also significant for its distinct and highly intact eclectic Period Revival Bungalow design. The unique style of this residence is influenced by the Period Revival movement, which eschewed a return to cozy traditionalism and the resurrection of traditional styles and handcrafted materials. Its eclectic blend of form and detailing makes it a highly unique home in the Glenora neighbourhood. Elements of the Period Revival style evident in the house includes its medium-pitched, front gabled roof with wide eaves, decorative stucco brackets along the roof edge, distinctive whalebone bargeboards with ogee-shaped cut-out at the entryway gable peak, and unusual arrangement of multi-light wooden-sash windows. Other distinctive elements of the residence include its angled enclosed gabled porch and the long shed dormers on the north and south elevations. Decorative and design elements include the single material, rough stucco cladding and stuccoed garden box brackets beneath the windows on the front elevation as well as the decorative stucco detailing in the gable peaks.

Character Defining Elements	Key elements that define the heritage character of the Falkenberg Residence include, but are not limited to its: - location on 132 Street NW in the Edmonton neighbourhood of Glenora; notable nearby landmarks including Stony Plain Trail to the north, Alexander Circle to the southwest and Ramsay Ravine to the east; - siting on a rectangular lot with an east facing orientation; large setback from the street with manicured lawn; paved alleyway running along north side of the lot; - form, scale, and massing as expressed by its: one and one-half storey height with full-height basement; rectangular plan; medium pitched, front-gabled roof with projecting gable on front elevation; enclosed, gabled porch set into front facade at an angle; stucco soffits; shed dormers along north and south elevations; square bay on south façade; - wooden-frame construction including: concrete foundation; stucco cladding; wooden trim elements; - Period Revival Bungalow-style elements such as its: one and one-half storey massing; wide eaves with decorative brackets at roof edge; whalebone bargeboards; gabled front porch with ogee shaped cut-out at gable peak; unique arrangement of multi-assembly wooden sash windows; decorative stucco detailing in gable peaks; stucco drip moulds; - original fenestration such as: arched, 21-over-1 wooden-sash window with multi-light wooden storms with horizontal sliding pane at base on front elevation; single-assembly, 4-over-1 wooden-sash windows with 1-over-1 wooden storms on lower facade; single-assembly, 8-over-1 wooden sash, single-hung windows with 1-over-1 wooden storms on lower and upper facade; triple-assembly, multi-light wooden-sash windows with multi-light storms on lower facade; and - additional elements such as: internal stucco clad chimney; hourglass shaped multi-light wooden door; stucco drip moulds.

4. Additional Information

Owner(s)	

Municipal Heritage Planner's Mandatory Documentation

Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1930, the Falkenberg Residence is valued for its association with the growth of the Glenora neighbourhood at the onset of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Falkenberg Residence is further valued for its association with notable Edmontonian, and long-time owner of the residence, Jon Frederick Falkenberg (1903-1988) **(Person Value).** The Falkenberg Residence is also significant for its distinct and highly intact eclectic Period Revival Bungalow design **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	**Unknown** • Wooden storm windows on upper facade replaced with vinyl alternatives **Post-April 2012** • Front steps completely redone. **Post-July 2014** • Chimney stack on south elevation removed
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained, preserving its eclectic style. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains part of the residential neighbourhood of Glenora. Materials ☒ Yes ☐ No ☐ Not Applicable With the exception of some replacement storm windows and new steps, all of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Falkenberg Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The Falkenberg Residence overall is in excellent condition with its form, scale, and massing intact. The house also retains a high level of integrity of its original elements. Some wood storm windows on the second storey dormers have been replaced with newer vinyl ones. The steps to the front entrance have also been completely redone. - Foundation: The concrete foundation is in good condition. There are no cracks visible or loss of materials. - Cladding: The rough stucco cladding is in good condition. There are no signs of damage or cracking on any of the elevations or detailed elements. - Roof: The roof exhibits no sagging or bulges. There are no missing or split shingles noted. - Roof elements: The shake bargeboards are in good condition. There is some minor splitting of shingles in the enclosed porch. No signs of damage or loss of material in the stucco soffits. - Windows: The home retains nearly all of its original window openings and materials. Several storm windows on the shed dormers have been replaced. A window in the basement has also been replaced. There are no signs of damage to either the glass or wooden elements of the windows. - Doors: The original screen door has been replaced, but the multi-light wooden door is intact and does not show any signs of wear or paint failure. - Chimney: The stucco clad internal chimney appears in good condition. There are no cracks or loss of cladding material.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Lakusta Residence		
Address	10333 - 132 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;89;10		
Geographic Position	53.545605	113.549188	NAD83
Site Area	563.835m²		
Contributing resources	n/a		
Date of Construction	1959		
Architectural Style	Contemporary Modern		
Architect	Onesim M. Lakusta (designer)		
Builder	Onesim M. Lakusta		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	Activity/Theme	Style/Design/Construction	

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Significance (see attached worksheets)	Valued for its Post-war construction in the Glenora neighbourhood in stark contrast to larger Period Revival houses of the Inter-war period **Event/Cultural Practice** **Institution/Person**	Valued as an excellent example of Contemporary Modern style **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front (left) and south (right) elevations of the Lakusta

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	Residence, looking to the northeast.
Location	10333 - 132 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Lakusta Residence, looking to the east.
Location	10333 - 132 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the front (right) and north (left) elevations of the Lakusta Residence, looking to the northeast.
Location	10333 - 132 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Partial view of the rear elevation of the Lakusta Residence, looking to the southwest.
Location	10333 - 132 Street NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the plain wood bargeboards, soffit, and decorative rafter tails at the southwest corner of the Lakusta Residence.
Location	10333 - 132 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the large fenestration on the front elevation of the Lakusta Residence.

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Location	10333 - 132 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the attached garage on the northwest corner of the Lakusta Residence.
Location	10333 - 132 Street NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the main entryway on the front elevation of the Lakusta Residence.
Location	10333 - 132 Street NW
Copyright	City of Edmonton

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Image 9 Description	
Caption	Detail of the large glulam beams in the interior of the Lakusta Residence.
Location	10333 - 132 Street NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the large glulam beams in the interior of the Lakusta Residence.
Location	10333 - 132 Street NW

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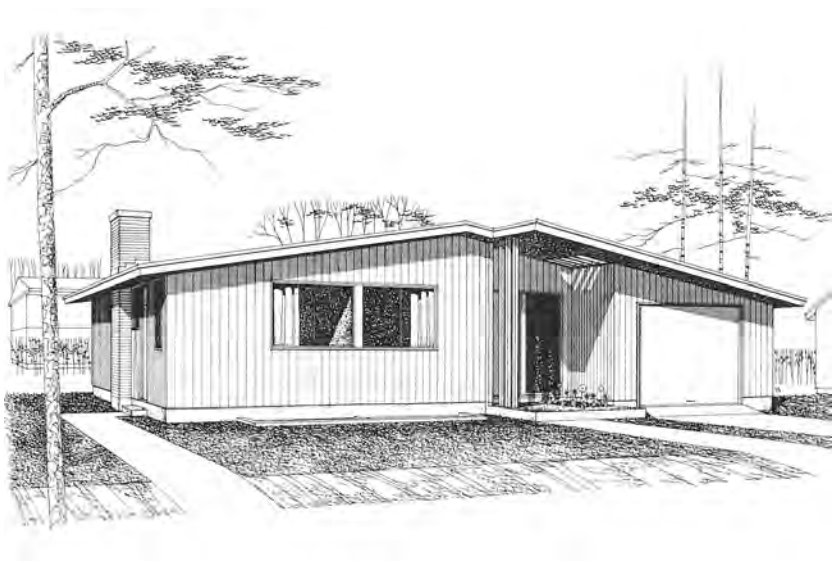
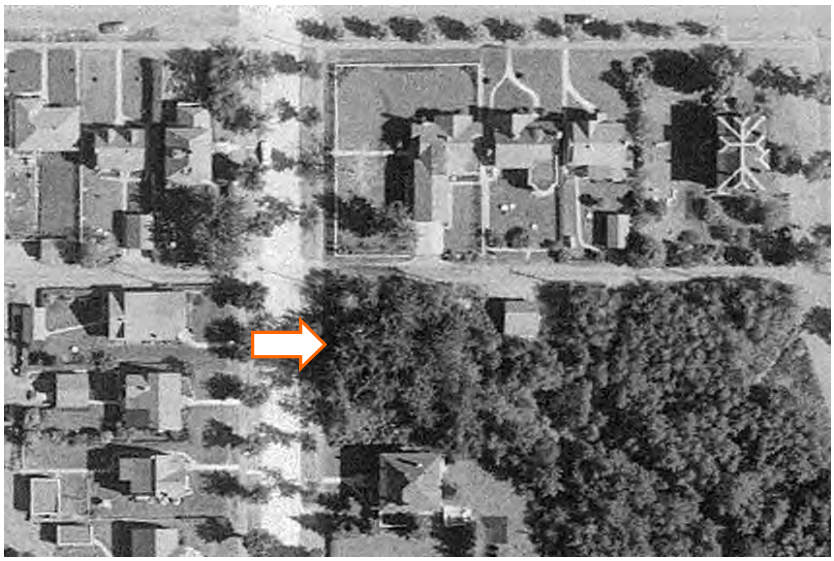
Copyright	City of Edmonton
Image 11 Description	
Caption	Small House Design 277 by architect Michael G. Dixon of Ottawa for the Central Mortgage & Housing Corporation. Onesim M. Lakusta employed a similar design in the construction of the Lakusta Residence.
Location	n/a
Copyright	*Small House Designs*. Ottawa: Central Mortgage & Housing Corporation, October 1958.
Historic Photo	

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Caption	1952 aerial image of where the Lakusta Residence would be constructed 7 years later.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Lakusta Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

Historic Photo	
Caption	1976 aerial image of the Lakusta Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Lakusta Residence, built in 1959, is valued for its Post-war development, a period of dramatic growth in the high-end neighbourhood of Glenora in Edmonton **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Lakusta Residence is also significant as an excellent and expressive example of the Contemporary Modern style in the southern part of Glenora neighbourhood **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I)

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	☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1960s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Lakusta Residence is a one-storey Contemporary Modern-style residence with a low-pitched front-gabled roofline and an attached garage with angled shed roof supported by a narrow square metal column. The residence is narrowly set back from 132 Street, south

	of 104 Avenue in the Glenora neighbourhood. A recessed entry with trapezoidal sidelight and transom, and symmetrical wide horizontal window openings accent the residence.
Heritage Value	The Lakusta Residence, built in 1959, is valued for its Post-war development, a period of dramatic growth in the high-end neighbourhood of Glenora in Edmonton. The neighbourhood south of Stony Plain Road and west of the Groat Ravine was first subdivided by Montreal grain merchant and real estate mogul, James Carruthers in 1911. To attract the city's elite, Carruthers applied a *Garden City Suburb* planning principle, which employed curvilinear streets and irregular lots that flowed with the natural terrain of the landscape overlooking the South Saskatchewan River. Carruther's also applied a restrictive caveat, known as the Carruther's Caveat (1911), which regulates for deeply setback homes allowing for private gardens, single family dwellings, and minimum value of construction. The Lakusta Residence, reflecting progressive Contemporary Modern design, is located on a small rectangular lot, and stands in stark contrast to more grand Period Revival houses from the late 1920s to early 1930s. The lot was one of only a handful of undeveloped lots remaining in Glenora in the 1950s due to its location at the start of the slope towards the Wellington Ravine just east of the property. The City purchased the lot in 1933 with plans to infill and grade the lot. The Lakusta Residence is also significant as a rare and expressive example of the Contemporary Modern style in the southern part of Glenora neighbourhood. As a sub-style of the Modern movement, the Contemporary style rejects the earlier practice of decorative detailing, focusing more on functional and interior spaces and how they relate to the outdoors. The Modern style emerged following the Second World War and was influenced by the Modern architectural movement as well as styles inspired by the Trend House Program in Canada and the Case Study Houses in the United States. The Central Mortgage & Housing Corporation (CMHC) also heavily influenced residential home design. The CMHC was created in 1946 to facilitate streamlined access to mortgages in response to the frantic housing building and buying activity across the country in the Post-war period. The CMHC published annual books of house plans for the first few decades of the Post-war period, designed by renowned architects across the country. The plans were affordable, highly experimental in design, and also good quality. The Lakusta Residence, designed and built

	by first owner, Onesim Marshall Lakusta (1929-1978), was inspired by similar designs in these readily available plan books. Lakusta was restricted by a small lot, due the northeastern portion of the lot being owned by a property on the north side of the alley as their garage (13111 - 104 Avenue). This coupled with the lot's situation on the slope of the ravine, made the adaptable quality of Contemporary design a good fit. Elements of the Lakusta Residence that align with the Contemporary Modern style includes its spacious and open interior with exposed glulam beams, large sliding windows and sliding doors to view and experience outdoor spaces, and a wide, low-pitched front-gabled roofline. The front entryway is recessed inconspicuously under the front roofline, detailed with a trapezoidal transom and sidelights to allow light to penetrate the hallway, and a simple vertical wooden paneled door. An attached garage is situated on the front façade of the house with a slant roof supported by a single square metal column that also functions as a planter. The walls are single cladding vertical wooden cladding (under later vinyl cladding) with pointed beam-ends exposed on the side elevations. Lakusta, who established a stucco and plastering business in 1946 and had a successful real estate business, purchased the property for $800 from the City and had to infill and grade the sloped lot himself prior to building. He rented out the house for the first several years, living at the house for a short time before selling to long-time owners, Emil James (1924-2008) and Esther Labelle (nee Mahon) Sanden in 1964. Emil, a Civil Engineer graduate from University of Alberta was the Chief Bridge Engineer with Alberta Government, appointed in 1962, and later the Assistant Deputy Minister of Transportation (1975), retiring in 1976; they lived at the house until 1985.
Character Defining Elements	The key elements that define the heritage character of the Lakusta Residence include, but are not limited to its: - location on a small rectangular lot northeast of Alexandra Circle and south of 104 Avenue on 132 Street in the Glenora neighbourhood; - sited set back on the lot and surrounded by lane on the north of the property; - landscape elements including: mature tree-lined street; landscaped setbacks; mature, large conifers in back; - form, scale and massing as expressed by its: one-storey form; post-and-beam construction with exposed pointed beam ends

	at side façades; low-pitched front-gabled plan narrow projecting and boxed eaves; front projection (garage) with low-pitched shed roof; wooden bargeboards and fascia boards - construction materials including: nailed wooden-frame structure; vertical wooden siding; wooden trim; wrought iron railing; - Modern-style detailing including its: low-pitched roofline with plywood soffits; projecting asymmetrical roofline over attached garage supported by simple square metal pipe column; open stairway to angled recessed entryway with angled transom above and single-light sidelights; wrought iron railing; wrought iron planter on pipe column at front near planter; - original fenestration including: triple aluminium sliding windows at front facade; double-assembly aluminium sliding windows at side façade; large sliding-glass door at rear façade; wooden front door with vertical cladding and fixed single-light transom above front door; - additional exterior architectural details including: interior chimneys; and - interior details such as: exposed curved glulam beams in living room with wooden ceiling; original hardware doors, and trim.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Lakusta Residence, built in 1959, is valued for its Post-war development, a period of dramatic growth in the high-end neighbourhood of Glenora in Edmonton **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Lakusta Residence is also significant as an excellent and expressive example of the Contemporary Modern style in the southern part of Glenora neighbourhood **(Theme Value – Architecture and Design).**
Period of Significance	1960s
Chronology of Alterations	Between 2001-2004 – Vinyl siding added to house over original vertical siding 2005 – New garage door Last 5 years – New windows added to gable peak at rear façade of house Last 5 years – Brick planter installed on front façade.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable Apart from the application of vinyl siding, the design is intact and largely original. Environment ☒ Yes ☐ No ☐ Not Applicable The residential neighbourhood context of the neighbourhood has not changed. Materials ☒ Yes ☐ No ☐ Not Applicable The materials are highly intact apart from the vinyl siding. Workmanship ☒ Yes ☐ No ☐ Not Applicable The original workmanship of the residence is visible and has not changed. Feeling ☒ Yes ☐ No ☐ Not Applicable The house still portrays a Mid Century Modern feeling. Association ☒ Yes ☐ No ☐ Not Applicable The house retains its original association in a residential neighbourhood.

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Statement of Integrity	The Lakusta Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The residence has retained a high level of integrity overall including its form, scale, and massing, wooden trim elements, and some windows. - Roof: The roof is in excellent condition and has been well maintained. The plywood soffits are in good condition and have been repainted within the last five years. - Foundation: The foundation is in good condition with minor staining and cracks. - Cladding: The original vertical wooden cladding has been covered by later vinyl siding. - Windows: The windows have all been replaced with vinyl windows. The original openings have been maintained. - Doors: The front door is original and in good condition; a new storm door has been added recently. - Chimney: Main chimney has been clad in metal and has areas of rust. - Decorative elements: The wooden bargeboards are intact and original but paint is chipping and damaged in many locations. The facia on the north and south facades are in the poorest condition. The exposed beam-ends are in good condition and have been painted. - Porches: The front porch is in good condition. - Garage: The garage door has been replaced. - Interior: The interior elements are highly intact. The owners made some changes with the addition of a raised fireplace and a kitchen reno. The exposed beams and wooden ceiling are in excellent condition. The house retains a large amount of original lighting as well.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Greer Residence		
Address	10220 - 133 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;114;1		
Geographic Position	53.543763	-113.551770	N83
Site Area	854.84m^2		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Georgian Revival		
Architect	n/a		
Builder	Jonnas Victor Carlson		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** The Greer Residence is valued as a classic	**Style/Design/Construction** The Greer Residence is valued as a quintessential example of a Georgian Revival style	

worksheets)	representation of the nature of residential development in Glenora during the Inter-war period. **Event/Cultural Practice** **Institution/Person** The Greer Residence is significant for its connection with long-term Edmonton businessman, William E. Greer.	residence. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Greer Residence, looking to the west.
Location	10220 - 133 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and south (left) elevations of the Greer Residence, looking to the northwest.
Location	10220 - 133 Street NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the south elevation of the Greer Residence, looking to the northeast.
Location	10220 - 133 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 4 Description	
Caption	Partial view of the north elevation of the Greer Residence, looking to the southwest.
Location	10220 - 133 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	Detail of the clinker brick chimney on the north elevation of the Greer Residence.
Location	10220 - 133 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detail of the shed dormer on the front elevation of the Greer Residence.
Location	10220 - 133 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of an original triple assembly wood window with wood storms on the front elevation of the Greer Residence.
Location	10220 - 133 Street NW

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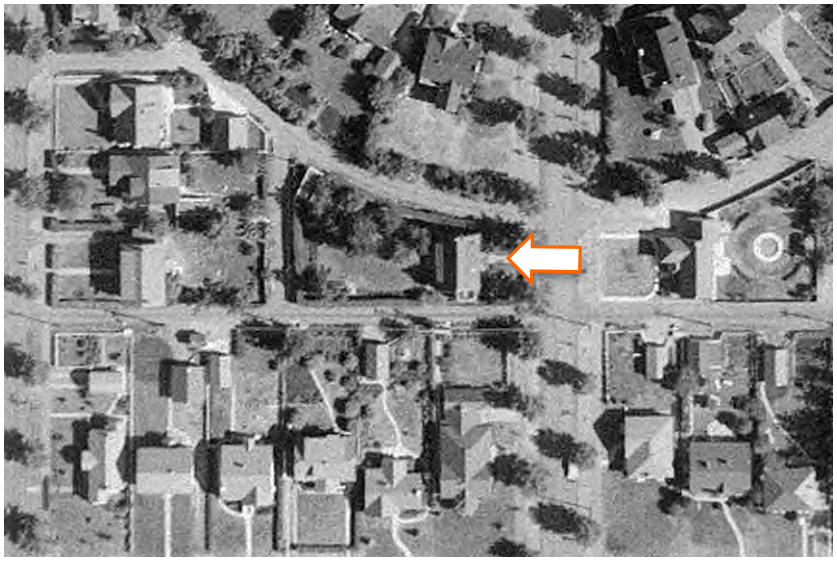
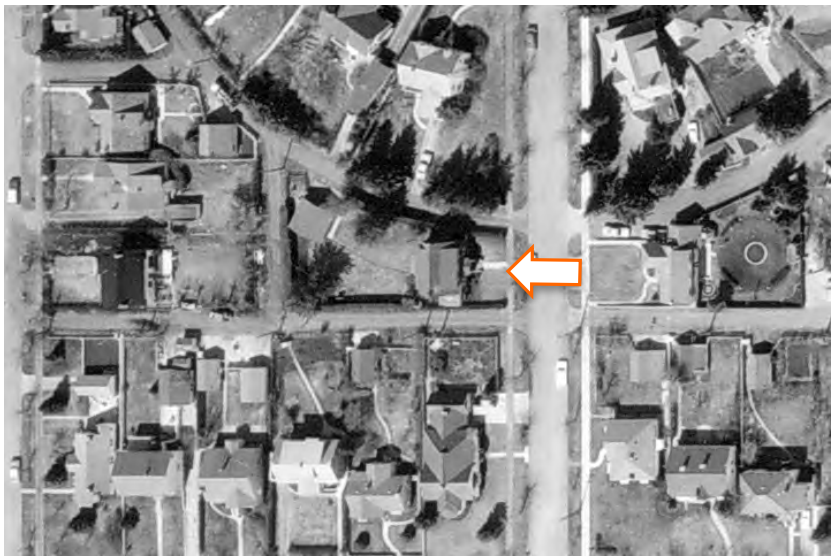
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the main entryway on the front elevation of the Greer Residence.
Location	10220 - 133 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of the sunroom on the south elevation of the Greer Residence.
Location	10220 - 133 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1930 aerial image of the Greer Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	
Caption	1952 aerial image of the Greer Residence.
Date	1952

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Greer Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Greer Residence is valued as a classic representation of the nature of residential development in Glenora during the Inter-war period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Greer Residence is significant for its connection with long-term Edmonton businessman, William E. Greer **(Person Value)**. The Greer Residence is valued as a quintessential example of a Georgian Revival style residence **(Theme Value – Architecture and**

Municipal Heritage Planner's Mandatory Documentation

	Design).
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Greer Residence is a Georgian Revival-style residence situated on a large corner lot at the intersection of 133 Street NW and Alexander Circle NW. The home is setback from the street on a large trapezoidal-shape lot with a laneway bordering its north and south property line. The masonry dwelling is highly recognizable by its one and one-half storey height with side-gabled roof; one-storey, flat roof projection on the south façade with large arched windows; distinctive clinker brick cladding; nearly full-width shed roof dormer; and enclosed shed roof entry vestibule with pediment supported by tapered square columns covering the home's front entry.
Heritage Value	The Greer Residence, constructed in 1929, is valued as a classic representation of the nature of residential development in Glenora during the Inter-war period. Glenora experience multiple periods of rapid development, which can be seen in the architectural diversity of the neighbourhood's building stock. Glenora was the idea of James Carruthers, a Montreal businessman, who intended to develop a neighbourhood specifically for the city's affluent residents. Carruthers' land holdings which incorporate the modern community of Glenora was subdivided in 1907 and 1911 with the extant residence situated in the final portion of his land to be subdivided. In 1911, surveyor Richard H. Knight laid out the subdivision incorporating elements of *Garden City Suburb* with the more common gridiron street layout. *Garden City Suburb* was an urban adaptation of Ebenezer Howard's *Garden Cities* that gained popularity at the end of the 18th century. A key tenant of *Garden City Suburb* was the integration of streets into the natural landscape, following the contours of the land. This manner of development resulted in winding roadways, which controlled movement through the neighbourhood and created public parklets. Glenora is one of the most intact *Garden City Suburb* neighbourhoods in Canada. James Carruthers' Carruthers Caveat (1911) enhanced the unique layout of the community. The caveat applied to lots south of Stony Plain Road and stipulated setbacks; single residential dwellings only; positioning of a dwelling on a lot; as well as the minimal value of construction, and was established to control the nature of development in Glenora. The layout of the neighbourhood and standards established in the caveat, in addition to the neighbourhood's proximity to downtown Edmonton, the construction of the Groat Bridge, and expansion of streetcar service made Glenora highly attractive to the city's professionals and

affluent residents. The scale, design, and materials used in the construction of Glenora's residences are reflective of the residents' elevated economic position.

The Greer Residence is further significant for its connection with second owner and long-term Edmonton businessman, William E. Greer. Born in Winnipeg, MB in 1888, Greer moved to Edmonton in 1906, where he worked as a clerk in the general hardware store of Lundy & McLeod Co. In 1923, Greer opened his own hardware store, Bill Greer Hardware, in Market Square (present day Sir Winston Churchill Square). Greer expanded his business to include tire sales in 1940, and the sale of cleaning and maintenance equipment under W.E. Greer Agencies in 1945. The sale of the hardware store in 1946, allowed Greer, along with his son Jim, to focus on the growth of Greer Agencies. Following William's death in 1959, Greer Agencies began specializing in the manufacturing of cleaners. The company continues to operate in Edmonton under the direction of a third generation, John Greer. William Greer, with his wife Freida Clara (nee Elberle), purchased the extant residence in 1929 from the builder and owner Jonnas Victor Carlson (1871-1947). Carlson was one of the founders of the Carlson Building Company (Carlson Construction) in 1927, along with his two sons sons, Arthur and Einar. The latter two would additionally construct numerous residences in throughout Glenora during the 1940s. The extant residence was built for a value of $7,000, exceeding the minimal construction value stipulated in the Carruthers Caveat. The Greer family, including their son and three daughters, lived in the residence until 1942.

The Greer Residence is also valued as a quintessential example of a Georgian Revival-style residence. This revival style of architecture gained popularity in North America during the first half of the 20th century. The style is rooted in England's Georgian style, a prominent architectural style from the early 1700s to the early 1800s. The resurgence of elements of Georgian architecture in the early 20th century is linked with the public's desire to revive traditional building types. Georgian Revival architecture followed many of the tenants of its predecessor, although liberally interpreted. The overall defining feature of this revival style is symmetrical composition punctuated with classical details. The Greer Residence's one and one-half storey height with side-gabled roof, wide shed-roof dormers, front porch with pediment supported by square tapered columns, and its overall symmetrical design are

	all hallmarks of this architectural style.
Character Defining Elements	The key elements that define the heritage character of the Greer Residence include, but are not limited to, its: - setting on a large corner lot on Alexander Circle in Edmonton's historic Glenora neighbourhood; - setback from the street fronted by a grassed boulevard with mature trees; - form, scale and massing as expressed by its: one and one-half storey height; full-height basement; side-gabled roof; shed roof dormer on front and rear facades; one-storey flat roof projection on south façade; - wooden-frame construction as expressed by its: wooden-frame structure; parged concrete foundation; clinker brick exterior with grey mortar; - Georgian Revival-style details such as its: symmetrical design; side-gabled roof; nearly full-width dormers on front and rear façade; brick and shingle cladding; modillions; multi-assembly windows; narrow eaves and verges; brick chimney on each end of roof; central front entry under pediment supported by square columns; front porch with enclosed clinker brick vestibule with open pediment supported by square columns with recessed panels, tongue-and-groove soffit, closed clinker brick balustrade; - original fenestration including: single assembly 9-over-1 single-hung wooden-sash windows; bank of 9-over-1 single-hung wooden-sash windows with wooden-sash storm windows; triple assembly 6-over-1 single-hung wooden sash windows with wooden-sash storms on either side of 9-over-1 single-hung wooden-sash window with wooden-sash storm window; single assembly fixed multi-light wooden-sash window; fixed arched multi-light wooden-sash windows; brick window sills and lintels; arched entry with glass transom; single panel multi-light wood door; and - additional details such as: internal clinker brick chimney; external clinker brick chimney; double-car garage with rectangle-plan, front-gabled roof, lapped wood siding, narrow eaves, one-storey shed roof addition to rear of garage with flag-stone cladding, bank of fixed multi-light wooden sash windows.

4. Additional Information

Municipal Heritage Planner's Mandatory Documentation

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Greer Residence is valued as a classic representation of the nature of residential development in Glenora during the Inter-war period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Greer Residence is significant for its connection with long-term Edmonton businessman, William E. Greer **(Person Value)**. The Greer Residence is valued as a quintessential example of a Georgian Revival style residence **(Theme Value – Architecture and Design)**.
Period of Significance	1930s
Chronology of Alterations	1954 – 1965 • garage enlarged 1965 – 1976 • addition to south side of garage 1976 – 1986 • addition to rear of residence 1986-1997 • large one-storey addition with roof deck added to rear of residence • bay window added to south façade of residence Unknown Date • second floor window replaced • aluminium storm windows added to second floor windows • front door replaced • front steps replaced • balustrade replaced on one-storey projection on south façade
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has been retained. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence is intact.

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	Environment ☒ Yes ☐ No ☐ Not Applicable The home maintains its residential setting. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains a high degree of integrity Workmanship ☒ Yes ☐ No ☐ Not Applicable Its current condition reflects the quality of workmanship. Feeling ☒ Yes ☐ No ☐ Not Applicable The house projects a strong historical aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The structure continues to be used as a dwelling.
Statement of Integrity	The Greer Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The residence's form, scale, and massing are intact. The house retains nearly all its historic fabric, which is in good condition. Alterations have been primarily limited to the rear of the house. - Roof: The roof appears to be recently re-shingled with asphalt shingles. There are no dips in the ridgeline indicative of settlement issues. - Roof elements: The wooden bargeboards are all in good condition. Minor paint failure is present. - Foundation: Not visible for assessment. - Cladding: The original clinker brick exterior is in good condition. No missing bricks were noted; however, unsympathetic repointing has occurred and localized efflorescence is present indicating moisture issues. The wooden shingle cladding on the dormers and one-storey projection on south façade appears to be recently installed. - Windows: The residence retains all its original window openings and nearly all its original wooden-sash windows. Wooden-sash storm windows are also intact; however, those on the second floor have been replaced with aluminum storms. The brick sills and lintels are original with minor mortar loss evident on some sills. Paint failure is present. - Doors: The front door has been replaced with a 1950s style of door. - Chimneys: The internal and external clinker brick

	chimneys are in good condition with no evidence of leaning. The external chimney exhibits efflorescence. - Decorative elements: The whalebone bargeboards and shutters are in good condition. - Porches: The front porch pediment is original and in good condition. The square columns are original; however, the south column is leaning and has evidence of rot at the base. The clinker brick balustrade is in fair condition, although unsympathetic repointing and efflorescence are present. The steps have been replaced. - Garage: The one-storey front-gabled garage with wood cladding and rear addition are in good condition. The garage doors have been replaced.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Burrell Residence		
Address	10223 - 133 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;90;11		
Geographic Position	53.54376	-113.55075	NAD83
Site Area	854.818m²		
Contributing resources	n/a		
Date of Construction	1941		
Architectural Style	Minimal Traditional		
Architect	n/a		
Builder	Robert H. Rae		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme** Rare vestige of high	**Style/Design/Construction** Excellent example of Minimal	

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Significance (see attached worksheets)	quality home built during the Second World War **Event/Cultural Practice** **Institution/Person** Associated with prominent builder, Robert H. Rae	Traditional style with Modern influences **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Burrell Residence, looking to the east.

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Location	10223 - 133 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and south (right) elevations of the Burrell Residence, looking to the northeast.
Location	10223 - 133 Street NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	Partial view of the rear elevation of the Burrell Residence, looking to the southwest.
Location	10223 - 133 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the south elevation of the Burrell Residence, looking to

	the northeast.
Location	10223 - 133 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	View of the front and north (left) elevations of the Burrell Residence, looking to the southeast.
Location	10223 - 133 Street NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the attached garage on the south elevation of the Burrell Residence.
Location	10223 - 133 Street NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of a triple assembly, multi-light wood window on the front elevation of the Burrell Residence.
Location	10223 - 133 Street NW
Copyright	City of Edmonton

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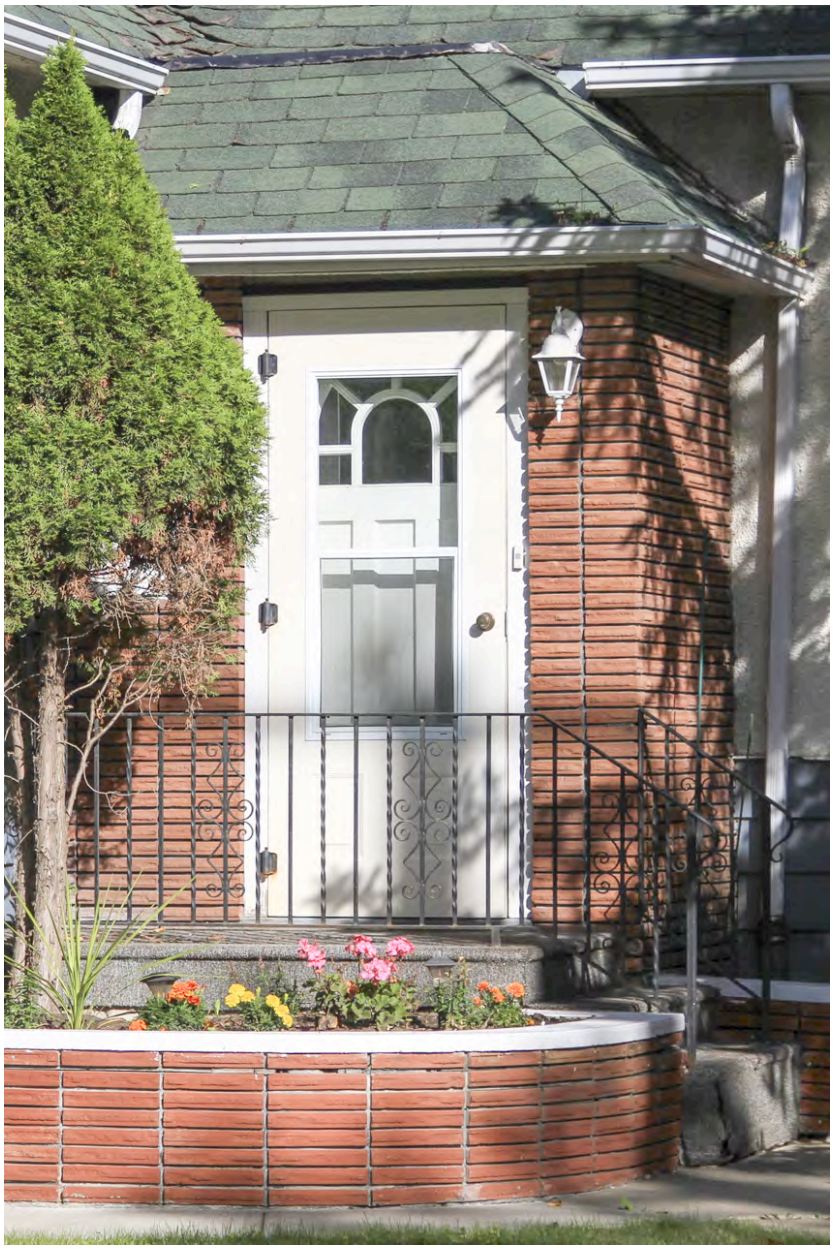
Image 8 Description	
Caption	Detail of the main entryway on the front elevation of the Burrell Residence.
Location	10223 - 133 Street NW
Copyright	City of Edmonton

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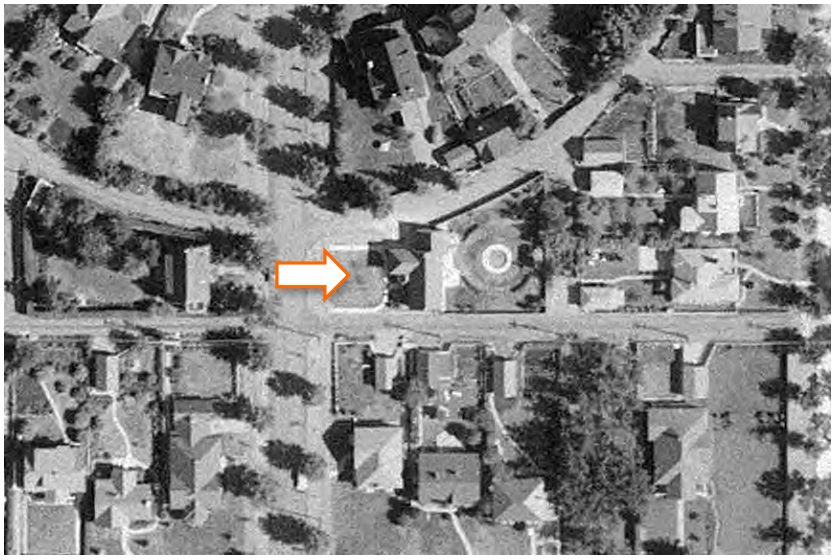
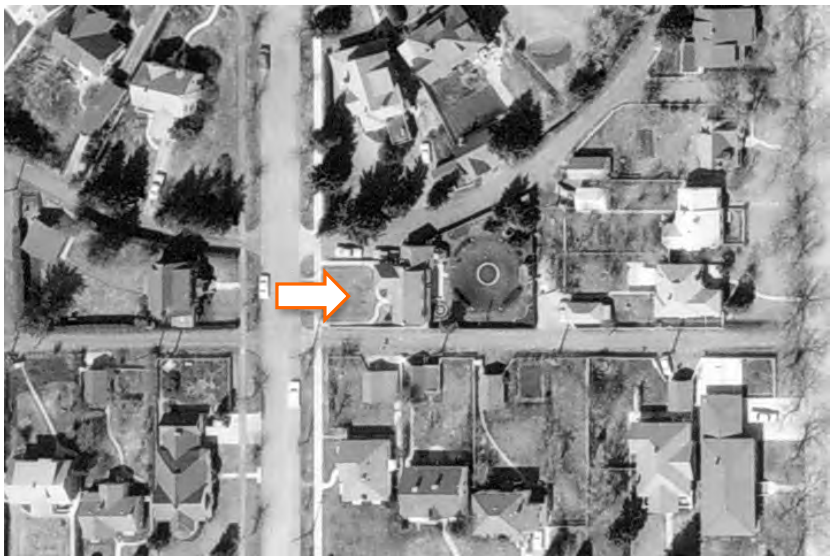
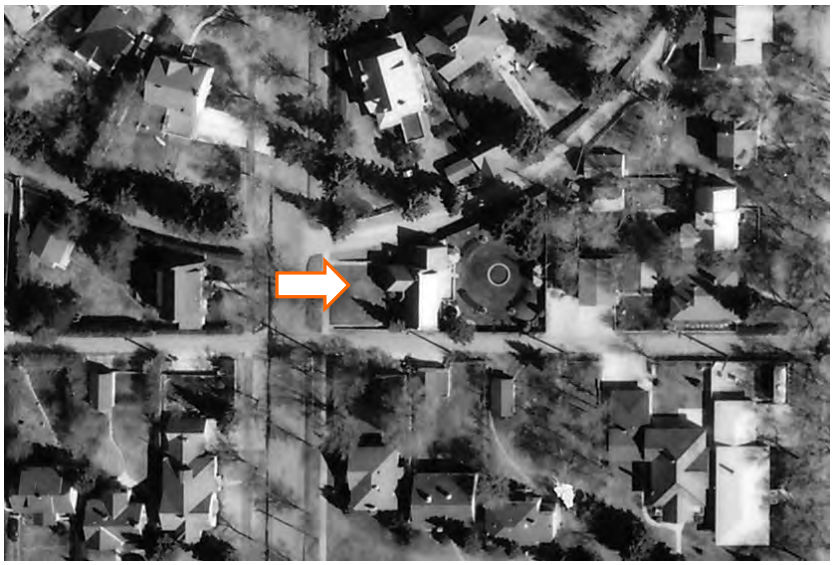
Image 9 Description	
Caption	Detail of curved Roman brick planter along the front elevation of the Burrell Residence.
Location	10223 - 133 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Burrell Residence.
Date	1952

Municipal Heritage Planner's Mandatory Documentation

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Burrell Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	

Caption	1976 aerial image of the Burrell Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Burrell Residence, built in 1941, is significant as a rare vestige of a high quality home constructed during the Second World War, and reflects the favourable economic positioning of the Glenora neighbourhood during this time **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Burrell Residence is also valued for its association to prominent contractor and builder, Robert H. Rae (1892-1959), who constructed many fine quality residences in the Glenora neighbourhood **(Person Value).** The Burrell Residence is further significant as a thoughtfully designed and early example of the Minimal Traditional style in the Glenora neighbourhood **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s

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Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Burrell Residence is a Minimal Traditional-style residence situated on a very large irregular lot surrounded by alleys at the sides and back of the property. The house is just south of Alexander Circle on the east side of 133 Street in the Glenora neighbourhood of Edmonton. It is identifiable by its modest scale with its side-gabled roof with clipped eaves, off-centre projecting hipped roof and attached single-car garage to the north. Multi-light wooden windows with fabric awnings set low on the stucco and lapped siding walls, and enclosed porch clad in stack bond red brick distinguish the residence on the street. The house is well set back from the property line and features mature coniferous trees and a distinctive curved brick planter extending along the front of the house.
Heritage Value	The Burrell Residence, built in 1941, is significant as a rare vestige of a high quality home constructed during the Second World War, and reflects the favourable economic positioning of the Glenora

	neighbourhood during this time. Developed by Montreal grain merchant and real estate mogul, James Carruthers in 1911, the Glenora subdivision reflects *Garden City Suburb* planning, applied to the site to attract Edmonton's burgeoning economic and social elites. Set upon a scenic bench with beautiful views to the South Saskatchewan River, and in close proximity to the Lieutenant Governor's House to the east, the *Garden City Suburb*-planned community employed curvilinear streets and irregular lots that flowed with the natural terrain of the landscape. Carruther's also applied a restrictive caveat, known as the Carruther's Caveat (1911), which regulates for deeply setback homes allowing for private gardens, single family dwellings, and minimum value of construction ($3,000 for this lot). At the centre of the subdivision plan is a circular block, inspired by the *City Beautiful* movement. With its roots in the 1890s, the movement endorsed creating a beautiful city with buildings balanced within open green spaces, and geometric ordered roads, reminiscent of boulevards in Paris. Common to *City Beautiful* designs were wide, straight roads, which terminated in elegant civic spaces, traffic circles or circular roads. The centre point of concentric block was used in the early years as a hockey rink and baseball diamond, but was converted into a park in 1952 with a fountain built in the centre. The Burrell Residence is located on a property just south of Alexander Circle. The modest scale and design of the residence reflects the economic reality of the time and stands in stark contrast to the grandiose Period Revival houses built a decade or so before. The residence was first owned by Kathleen and Alfred A. Burrell (circa 1904-1984). Alfred was manager of Electric Motor Sales and later president of Industrial Drives & Bearings. Kathleen continued to live in the house after Alfred's death in 1984 at the age of 80. Early in their residency, the Burrell's had a substantial round formal pool constructed in the centre of their backyard, surrounded by curved hedges which is still intact today. The Burrell Residence is also valued for its association to prominent contractor and builder, Robert H. Rae (1892-1959), who constructed many fine quality residences in the Glenora neighbourhood. Rae, a multi-generational builder and craftsman, was born in Parry Sound, Ontario, and migrated to Edmonton at the onset of the Edwardian boom in 1907, where he established R.H. Rae Contractors. Rae was known for his use of high quality materials, and experienced carpentry and masonry work, including

	his skilled work with clinker brick construction. He became an established and well-respected contractor in Edmonton, changing the company name to R.H. Rae & Sons in the 1950s, when his two sons Robert and George joined the business. He was active within the community, serving as president of the Edmonton Construction Association and Canadian Home Builders Association and Alberta Avenue Community League and was a member of the Edmonton School Board. The quality of materials of the Burrell Residence, including the stack bond brick planter and enclosed porch and use of contrasting high quality stucco and wooden siding are markers of Rae's work. The Burrell Residence is further significant as a thoughtfully designed and early example of the Minimal Traditional style in the Glenora neighbourhood. First conceived in the Inter-war period in the US as a practical response to difficult economic realities during the Depression in the 1930s, the Minimal Traditional style maximized functionality through simple and small composition and minimalist yet traditional detailing. This boiled down traditional form was a pre-cursor to the Modern Bungalow, built to meet demands of housing shortages in the Post-war period and was ubiquitous on the Canadian suburban landscape due to its practical design, affordability, and quick construction. Unlike the style's predecessor, the Period Revival form, the Minimal Traditional design adopted a simplistic approach, avoiding superfluous and unnecessary gables, and elaborate decorative elements. As an early representative of the style in Glenora, the Burrell Residence would have been considered avant-guard and progressive with its austere detailing and uncomplicated form. Details of the Burrell Residence that align to the Minimal Traditional style include its simple side-gabled massing with clipped eaves and unobtrusive interior chimneys; its use of contrasting materials of stucco cladding with wide lapped wooden siding at the base; and enclosed brick porch nestled into the hipped projecting gable and main body of the house. The Roman split-face bond brick undulating planter constructed with stack bond masonry and attached side garage would have been early examples of Post-war Modern-style features.
Character Defining Elements	The key elements that define the heritage character of the Burrell Residence include, but are not limited to its: - location on a large irregular-shaped lot just south of Alexander Circle in the Glenora neighbourhood;

	- sited set back on the lot and surrounded by lanes on the north, east and south sides of the property; - landscape elements including: landscaped setbacks; mature, large conifers in front and curved brick planter surrounding front of house; curved walkway; - form, scale and massing as expressed by its: one and one-half-storey form; medium-pitched side-gabled plan with front pyramidal roof projection with narrow projecting boxed eaves; enclosed porch with hipped roof nestled in corner between projection and main roof; attached garage with side-gabled roof; - construction materials including: nailed wooden-frame structure; rough-cast stucco cladding on upper walls with lapped wooden siding below; parged concrete foundation and internal chimneys; wooden trim; wrought iron railing; - Minimal Traditional-style details such as its: side-gabled roof with clipped eaves and moulded bargeboards; minimal architectural detailing; large multi-light windows; flower boxes with wrought iron brackets below windows; demure enclosed porch with hipped roof, flush front entryway and sidelight; - Modern-style detailing including its: attached garage; stack bond brick veneer on enclosed porch and curved planter; - original fenestration including: triple-assembly multi-light casement windows with single light wooden storms on front and rear facades; single-assembly two-light casement window with original wooden storm on north elevation; three-panel wooden door with arched lights; original multi-panelled wooden garage door; and - additional exterior architectural details including: interior tapered and parged chimneys.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Burrell Residence, built in 1941, is significant as a rare vestige of a high quality home constructed during the Second World War, and reflects the favourable economic positioning of the Glenora neighbourhood during this time **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Burrell Residence is also valued for its association to prominent contractor and builder, Robert H. Rae (1892-1959), who constructed many fine quality residences in the Glenora neighbourhood **(Person Value).** The Burrell Residence is further significant as a thoughtfully designed and early example of the Minimal Traditional style in the Glenora neighbourhood **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	By 1952 - circular pool added to backyard By 1965 – Dormer and glass conservatory added to rear elevation
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design has not been altered and is highly intact. Environment ☒ Yes ☐ No ☐ Not Applicable The residential neighbourhood context of the neighbourhood has not changed. Materials ☒ Yes ☐ No ☐ Not Applicable The materials are highly intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The original workmanship of the residence has not changed. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed. Association ☒ Yes ☐ No ☐ Not Applicable The building retains its original association.

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Statement of Integrity	The Burrell Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home has a very high level of original materials and has retained its original form, scale and massing. The addition on the rear elevation was undertaken pre 1965 so meets the 50-year mark for eligibility. - Roof: The roof is in good condition and has been well maintained. The eavestroughs and downspouts are well attached and well maintained. - Foundation: The stucco cladding is in good condition with minor staining and cracks. - Cladding: The original stucco cladding is in good condition with minor cracks and mould build-up where the stucco meets the rooflines on the north facade. The lapped wooden siding is in good condition. The stack bond brick veneer on the enclosed porch is in good condition with no appearance of missing mortar. - Windows: The residence has retained all of its original windows and storms. Some storms have damaged/chipped paint and require repainting. - Doors: The front door is original and in good condition; a new storm door has been added recently. Newer hardware has been installed on the door and paint is chipped and damaged at the bottom of the door. - Chimneys: The chimneys are in good condition with only minor cracks in the stucco. - Decorative elements: The wooden bargeboards are in good condition. The wooden flower boxes have missing and chipped paint. The wrought iron brackets are in good condition. - Porches: The front porch is in good condition. - Garage: The garage door is original but has been cut to open like a door. - Addition: A solarium and shed-roof addition was added to the rear of the house pre-1965. The addition ties in with the style of the house. The shed roof addition has newer windows and vinyl siding.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	English Residence		
Address	10327 - 133 Street NW		
Neighbourhood	Glenora		
Legal Description	2804AF;89;12		
Geographic Position	53.545422	-113.550689	NAD83
Site Area	661.022		
Contributing resources	n/a		
Date of Construction	1914		
Architectural Style	Arts and Crafts		
Architect	John C. McCaig (designer)		
Builder	John C. McCaig		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The English Residence,	**Style/Design/Construction** The English Residence is also valued as a stunning and	

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(see attached worksheets)	constructed in 1914, is valued as early and highly intact residence constructed as a speculative house during Glenora's initial buildout in the 1910s **Event/Cultural Practice** **Institution/Person** The English Residence is further valued for its connection with second owner and coal magnate, Alexander Carmichael Dunn.	exceptionally intact example of Arts and Crafts architecture in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front (centre) and north (left) elevations of the English Residence, looking to the east.
Location	10327 - 133 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the English Residence, looking to the east.
Location	10327 - 133 Street NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the south elevation of the English Residence, looking to the north.
Location	10327 - 133 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear (centre) and south (left) elevations of the English Residence, with detached garage on right, looking to the northwest.

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Location	10327 - 133 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	View of the rear elevation of the English Residence, looking to the west.
Location	10327 - 133 Street NW
Copyright	City of Edmonton
Image 6 Description	

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Caption	Detail of the large gable dormer and southwest corner of the English Residence.
Location	10327 - 133 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the banked assembly of windows on the front gable dormer of the English Residence.
Location	10327 - 133 Street NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the gable peak of the front gable on the English Residence, showing wood bracket, soffit, bargeboards and half-timbering.
Location	10327 - 133 Street NW
Copyright	City of Edmonton

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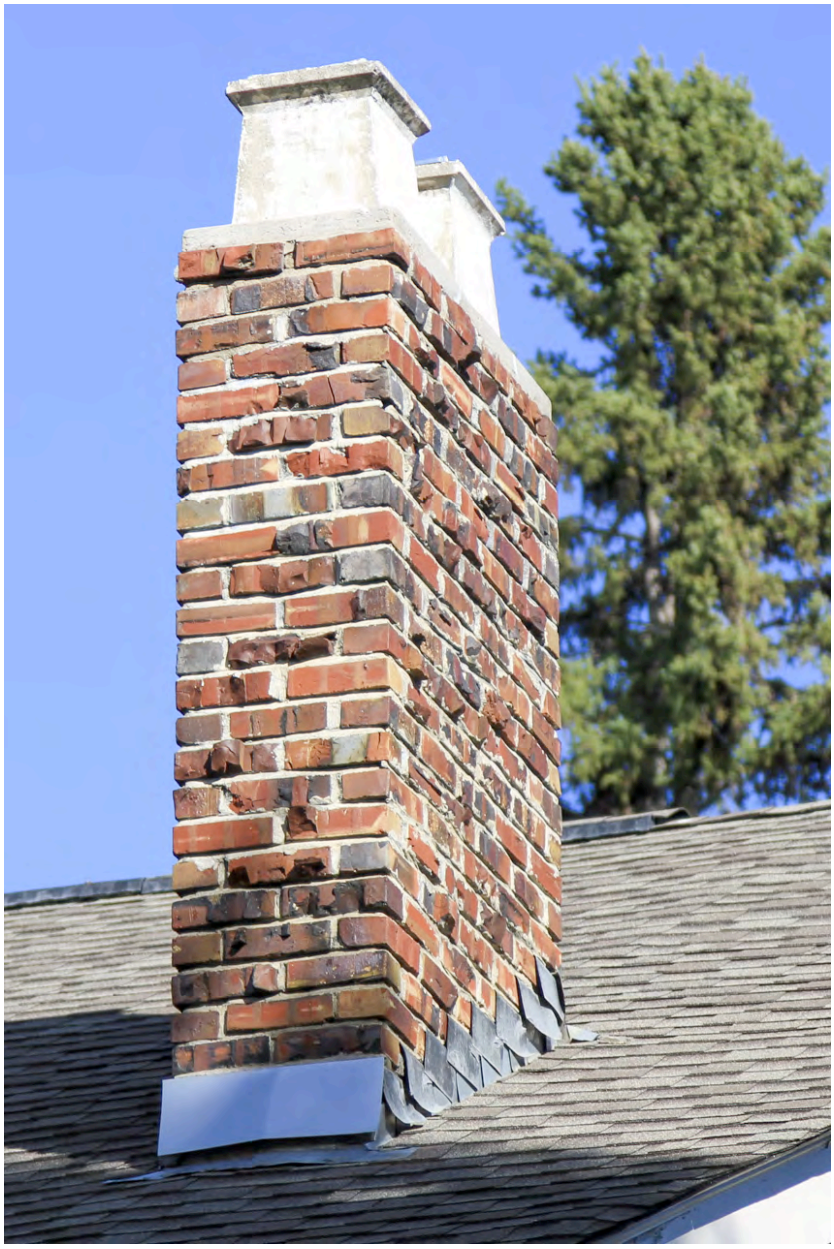
Image 9 Description	
Caption	Detail of the exterior clinker brick chimney on the south elevation of the English Residence.
Location	10327 - 133 Street NW
Copyright	City of Edmonton

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Image 10 Description	
Caption	Detail of a double assembly wood window with wood storms located on the south elevation of the English Residence.
Location	10327 - 133 Street NW
Copyright	City of Edmonton

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Image 11 Description	
Caption	Detail of the southwest corner of the English Residence showing the use of several materials on the exterior of the house, including clinker brick, stucco, and wood lapped siding and corner boards.
Location	10327 - 133 Street NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of the main entryway on the front elevation of the English Residence.

Municipal Heritage Planner's Mandatory Documentation

Location	10327 - 133 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1924 aerial image of the English Residence.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada
Historic Photo	

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Caption	1929 oblique aerial image of the English Residence.
Date	1929
Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)
Historic Photo	
Caption	1952 aerial image of the English Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

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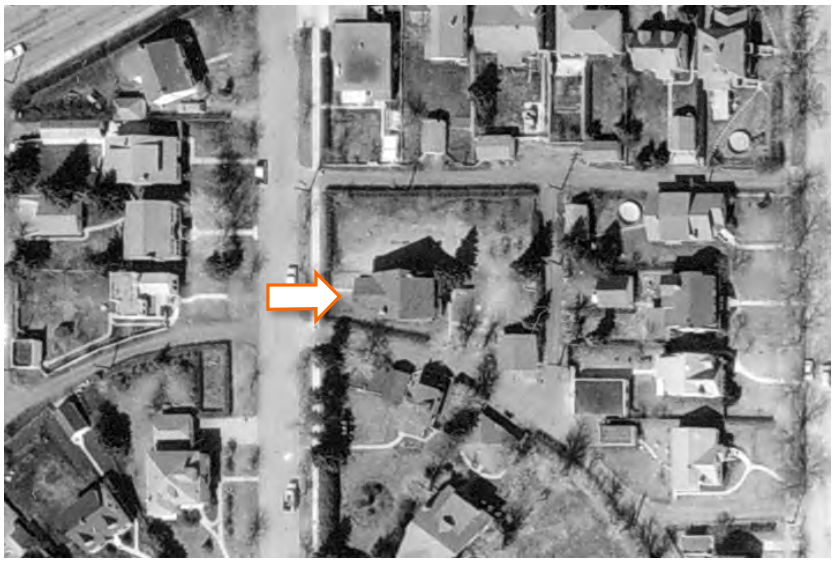
Historic Photo	
Caption	1965 aerial image of the English Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	The English Residence as it appeared in 1978.
Date	13 May 1978

Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R113-12A)
Historic Photo	
Caption	View of the rear (left) and north (right) elevations of the English Residence in 1978.
Date	13 May 1978
Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R113-12A)

2. Significance

Summary	The English Residence, constructed in 1914, is valued as an early and highly intact residence constructed as a speculative house during Glenora's initial buildout in the 1910s (**Theme Value – The Carruthers Caveat and the Garden City Suburb**). The English Residence is further valued for its connection with second owner and coal magnate, Alexander Carmichael Dunn **(People Value)**.

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	The English Residence is also valued as a stunning and exceptionally intact example of Arts and Crafts architecture in Glenora **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☒ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1910s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The English Residence is situated roughly mid-block on 133 Street NW between Stony Plain Road NW and Alexander Circle NW in the Edmonton neighbourhood of Glenora. The home is one of a collection of historic homes, setback from the street on a rectangular-shaped lot. The one and one-half storey bungalow is identifiable by its square plan with side-gabled roof, variety of exterior cladding types (brick, stucco, wooden siding), prominent front-gabled dormer with half-timbering, full-width front porch under eave of roof, and numerous triangular brackets.
Heritage Value	The English Residence, constructed in 1914, is valued as an early and highly intact residence constructed as a speculative house during Glenora's initial buildout in the 1910s. The land, that would become Glenora, was first owned by HBC employee Malcolm Groat; who sold it to land speculator William T. Tretheway in 1903. Tretheway sold the land in 1905 to Montreal developer James Carruthers, when the venture did not materialize. Carruthers subdivided the land into in two main subdivisions: Glenora, 1906, (north of Stony Plain Road), and New Glenora, 1911, south of Stony Plain Road. The extant residence is situated in the 1911 subdivision, surveyed by Richard H. Knight, and is one of the earliest residences in Glenora. Knight laid out the 1911 subdivision using a combination of a traditional gridiron layout, as well as a *Garden City Suburb* configuration. Ebenezer Howard developed *Garden City* urban planning at the end of the 18th century and was his reaction to the overcrowding of cities and increased pollution resulting from the rapid industrialization of the time. Howard developed a planning framework separating industrial and residential areas by green belts. Knight integrated the *Garden City Suburb*, an offshoot of *Garden* City to a portion of Glenora. *Garden City Suburb* advocated the establishment of residential enclaves with green spaces for public and private use. Streets followed the natural contours of the landscape. The land of the 1911 subdivision was further regulated by a caveat (Carruthers Caveat), established by James Carruthers in 1911. The caveat controlled setbacks, placement of dwellings on a lot, ban of commercial buildings, and minimum values of new housing constructed. The caveat and Knight's unique planning ensured the neighbourhood attracted Edmonton's affluent residents throughout its multiple periods of development starting in the 1910s. Initial development concentrated in clusters around Alexandra Circle, Connaught Drive,

	and the Government House. The English Residence, just north of Alexander Circle, is linked with this initial phase of development in Glenora. The English Residence is further valued for its connection with second owner and coal magnate, Alexander Carmichael Dunn. Born in Scotland in 1882, Dunn immigrated to Canada in 1907, settling in Winnipeg, MB, where he worked for the Canadian Pacific Railway as a fuel and tie inspector. Following the arrival of his wife, Effie Spittal Dunn (1886-1957), from Scotland in 1908, the couple moved to Edmonton. Dunn worked first at the Edmonton Clover Bar Coal Co, before becoming mine engineer, manager, and eventually president of the Great West Coal Company. Dunn's business acuity enabled him to acquire the extant residence in 1929. He and his wife lived in the residence of over two decades, during which time the Dunns frequently had miners lodging in their home. The English Residence is also valued as a stunning and exceptionally intact example of Arts and Crafts architecture in Glenora. The house was designed and constructed by developer John C. McCaig (1871-1951), of the contracting firm Rossz and McCaig Co. Ltd. McCaig, an emigrant from Quebec, constructed the house banking on the development potential of Glenora. Initially, the home, constructed for $5,000, did not sell, and McCaig used the home as a rental property. In 1920, Thomas English (1878-1951) and his wife Miranda (1880-1964) purchased the home in 1920 and would remain there for the next eight years. The home is a quintessential example of Arts and Crafts architecture. The Arts and Crafts movement emerged in England in reaction to the mass production of goods and increased industrialization occurring at the end of the 19th century. The mechanization of factories resulted in the loss of skilled craftsmanship and the decorative arts. Followers of the Arts and Crafts movement advocated a return to highly crafted goods, functional design and ornamentation, and integration of buildings with their surroundings. Houses of this style reflect these concepts through uncluttered functional floor plans with highly crafted details, minimal exterior ornamentation, and use of a variety of natural materials. The English Residence's height, cladding of clinker brick, stucco, and lapped wooden, numerous windows, wide dormer, front porch covered by the main roof, roof verges that taper from ridge to eaves, triangular wooden brackets, and eaves with exposed rafter tails are all hallmarks of this style.

Character Defining Elements	Key elements that define the heritage character of the English Residence include, but are not limited to its: – location on 133 Street NW between Stony Plain Road NW and Alexander Circle NW in the Edmonton neighbourhood of Glenora; – siting on a rectangle-shaped lot setback from the street; – form, scale, and massing as expressed by its: one and one-half storey height with basement; square plan; side-gabled roof; front-gabled dormer; shed roof dormer; shed roof bay window on side of residence; – wooden-frame construction including: foundation with clinker brick exterior face; stucco cladding; lapped wooden siding; clinker brick; – Arts and Crafts-style elements including: multiple fenestration openings allowing light to penetrate the interior; multi-assembly windows; variety of natural cladding materials; pointed bargeboards; triangular brackets; wooden watertable; wooden cornerboards; decorative half-timbering in the gable peaks; substantial external chimneys; – original fenestration such as: single assembly multi-light wooden-sash window with wooden-sash storm window; single assembly 1-over-1 single-hung wooden-sash windows with 2-over-1 wooden-sash storm window; double assembly 4-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; double assembly 7-over-1 single-hung wooden-sash windows with wooden-sash storm windows; double assembly multi-light wooden-sash windows with wooden-sash storm windows; two panel wooden front door with multi-light upper panel; two-panel wooden screen door; and – additional elements including: two external chimneys, one clinker brick and the other red pressed brick; full-width front porch under main roof with clinker brick column supporting stucco clad cornice, closed wood and stucco balustrade, tongue and groove wooden floor one-storey front-gabled double car garage with lapped wooden siding, wooden bargeboards and cornerboards.

4. Additional Information

Municipal Heritage Planner's Mandatory Documentation

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	September 13, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The English Residence, constructed in 1914, is valued as an early and highly intact residence constructed as a speculative house during Glenora's initial buildout in the 1910s (**Theme Value – The Carruthers Caveat and the Garden City Suburb**). The English Residence is further valued for its connection with second owner and coal magnate, Alexander Carmichael Dunn (**Person Value**). The English Residence is also valued as a stunning and exceptionally intact example of Arts and Crafts architecture in Glenora (**Theme Value – Architecture and Design**).
Period of Significance	1910s
Chronology of Alterations	1978 - 1986 • House built on lot to north Post 1978 • Windows in front-gabled dormer replaced • Basement windows replaced • Deck added to rear of residence • Window and door on rear first floor of residence replaced • Doors on garage replaced • Flues in chimneys installed
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The site of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The home remains in a historic neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable

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	Its historic aesthetic is maintained. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be a single-family home.
Statement of Integrity	The English Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Overall, the residence is in very good condition with its form, scale, and massing intact. The house also retains a very high degree of integrity. – Foundation: The brick exterior of the foundation was in good condition. Mortar loss evident and paint marks from painting adjacent cladding present. – Cladding: The stucco and lapped wooden siding are both very good condition. Localized staining on the stucco is present. The wooden half-timbering and cornerboards are also original and in good condition with no areas of rot noted. – Roof: The roof exhibits no sagging or bulges. No split, curled, and/or loose shingles were noted. – Roof elements: Exposed rafter tails, bargeboards, and triangle brackets are original and in good condition. Gutters and rainwater leaders are present. – Windows: The home retains all its original window openings and nearly all its original wooden-sash windows and storms. The windows on the first floor of the rear of the residence, basement, and in the front-gabled dormer have been replaced. Windowsills and trim are also in good condition. – Doors: The front door is original and in good condition. – Chimney: External brick chimneys are in good condition with no evidence of leaning or settlement issues. Minor mortar loss is present. – Porch: Front porch is highly intact and in very good condition. Minor staining is present on the stucco cornice. – Garage: Front-gabled garage is in good condition. Wooden siding, trim, and roof are intact. The garage doors have been replaced.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Steele Residence		
Address	10220 - 134 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;13;1		
Geographic Position	53.543698	-113.553428	NAD83
Site Area	650.379 m^2		
Contributing resources	n/a		
Date of Construction	1939		
Architectural Style	Georgian Revival		
Architect	n/a		
Builder	John Fekete		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the continued growth of	**Style/Design/Construction** Valued as a highly intact and representative example of Georgian Revival architecture	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	the Glenora neighbourhood in the Great Depression and start of the Second World War **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Steele Residence, looking to the west.

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Location	10220 - 134 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and south (left) elevations of the Steele Residence, looking to the northwest.
Location	10220 - 134 Street NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	View of the rear (left) and south (right) elevations of the Steele Residence, looking to the northeast.
Location	10220 - 134 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front (left) and north (right) elevations of the Steele Residence, looking to the southwest.
Location	10220 - 134 Street NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the attached garage on the south elevation of the Steele Residence.
Location	10220 - 134 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of a double assembly, multi-light wood window with wood storms on the front elevation of the Steele Residence.
Location	10220 - 134 Street NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the Steele Residence.
Location	10220 - 134 Street NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the decorative parged foundation beneath a stuccoed watertable on the Steele Residence.
Location	10220 - 134 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Steele Residence.
Date	1952

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Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Steele Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	

Caption	1976 aerial image of the Steele Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1939, the Steele Residence is valued for its association with the continued growth of the Glenora neighbourhood following the Great Depression neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Steele Residence is further significant as a highly intact and superb example of Georgian Revival architecture and for its association to prominent Edmonton developer, John Fekete who constructed many homes in the Glenora neighbourhood **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

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Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Steele Residence is a two-storey Georgian Revival residence situated in Edmonton's historic Glenora neighbourhood. Located mid-block along 134 Street between 102 and 103 Avenues, it is north of the Ramsay Ravine and one block east of Glenora School. The Steele Residence is identifiable by its rectangular massing with stucco cladding, side gabled roof, single and double-assembly symmetrical window arrangements and front entrance centred on the front façade with a shallow projecting gabled portico.
Heritage Value	Built in 1939, the Steele Residence is highly valued for its association with the continued growth of the Glenora neighbourhood following the Great Depression. The area was subdivided in 1911 as part of a development scheme by Montreal-based real estate developer, James Carruthers. He had purchased the land from William T. Tretheway in 1905, whose plans to redevelop the area fell flat. The land was originally homesteaded by Hudson's Bay Company employee, Malcolm Groat and Tretheway purchased the property from him in 1903. Carruther's vision for the future property was to develop a high-end subdivision intended to cater to the city's bourgeoning political and business elites. To achieve this, he applied a Garden City Suburb plan to the subdivision, aligning roads and lots to follow natural contours of the landscape. He further added a caveat, the Carruther's Caveat in 1911 that regulated deep setbacks, distance between houses, and variable minimum value of construction. Despite an economic slowdown beginning in 1913, growth was steady in the early years with new elaborate homes built regularly. Edmonton's development took a dip during the First World War and again during the Great Depression in the 1930s when many Edmontonians lost their jobs and homes. The Steele Residence was built as Canada emerged from the depths of the Depression and marched into the horrors and sacrifice of the Second World War. While new housing starts were limited during the 1930s in Edmonton, Glenora growth was steady due to the prestige of the owners. The Steele Residence was built for its original occupants, Robert (1884-1970) and Jean (1889-1963) Steele. The couple came to Canada in the early 20th century from the United Kingdom and by 1939, Robert was working as the Manager of the Royal Trust Co. and Royal Agencies Ltd. Later in the 1950s, he would serve as a special representative for the company and retired in 1963, the same year Jean passed away. Robert would continue to live in the residence until his own death in 1970. In

	1973, it was purchased by Anne and Wayne Omoth, a solicitor with Interprovincial Pipeline (Enbridge). The Steele Residence is further significant as a highly intact and superb example of Georgian Revival architecture and for its association to prominent Edmonton developer, John Fekete who constructed many homes in the Glenora neighbourhood. John Fekete (1901-1992) began building homes in Edmonton in 1930 and the Steele Residence is an excellent example of his adoption of the Georgian Revival style. Built for a cost of $6,000, the house features rectangular massing, a side gabled roof, symmetrical fenestration, and an elegantly detailed central front entrance with portico. The attached garage would be an early example in the neighbourhood and reflects the status of the original owners. Fekete would later develop his own style of affordable family units known as "Fekete Homes" and go on to play an important role in the Post-war development of Glenora. In 1951, the Fekete Construction Company was building approximately 20 homes a year and five years later, they had increased their output to 300 units. In 1953, Fekete built out Glenora's Block 67A as part of the neighbourhood unit development plan created by Edmonton planner, Noel Dant. Fekete's success continued at the 1956 Edmonton Exhibition, when his company was selected to design the dream home exhibit. Many of the Fekete Homes in Glenora have been demolished, making the Steele Residence an important reminder of Fekete's impact on the growth of the Glenora neighbourhood.
Character Defining Elements	Key elements that define the heritage character of the Steele Residence include, but are not limited to its: - location mid-block on 134 Street between 102 and 103 Avenues, in the Edmonton neighbourhood of Glenora; north of the Ramsay Ravine and one block east of Glenora School; - siting on a rectangular lot with a large setback from the street; manicured lawn with two large, deciduous trees; - form, scale and massing as expressed by its: two storey height with full-height basement; rectangular plan; side gabled roof with projecting, returned eaves; closed stucco soffits; one storey attached, front opening garage on south elevation with double doors and transom light; - wooden-frame construction including: concrete foundation with patterned parging; stucco cladding;

	- Georgian Revival-style elements such as its: rectangular plan; side gabled roof with wooden bargeboards; symmetrical window arrangement on front façade with multi-light windows and stucco drip moulds; centred front entrance with prominent gabled portico and engaged columns; transom fanlight and sidelights surround front door; stairs to front door with wrought iron railing and quarry tile; paired louvres at gable peaks; - original fenestration such as: double-assembly, 6-over-6 wooden-sash single-hung windows with 1-over-1 wooden storms with sliding window at base on lower façade; single-assembly, 1-over-1 wooden-sash single-hung window with 1-over-1 wooden storm with sliding storm at base on upper facade; single-assembly, 6-over-6 wooden-sash single-hung windows with 4-light wooden storm with horizontal sliding pane on upper façade; fanlight transom and paired, 4-light sidelights on front entrance; twelve-light wooden front door; and - additional elements such as: large external red brick chimney on east façade; internal red brick chimney with corbelled top.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1939, the Steele Residence is valued for its association with the continued growth of the Glenora neighbourhood following the Great Depression neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Steele Residence is further significant as a highly intact and superb example of Georgian Revival architecture and for its association to prominent Edmonton developer, John Fekete who constructed many homes in the Glenora neighbourhood **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	**Unknown** • Single storey, front gable roof addition added to the rear of the residence • Decorative shutters added to windows on second storey
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential area in the Glenora neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable All of the original materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.

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Statement of Integrity	The Steele Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. Overall, the Steele Residence is in very good condition with its form, scale and massing intact. The house also retains a high level of integrity of its original elements. A one storey, front gabled addition has been built onto the rear of the residence, but it does not interfere with the sight line from the street. Decorative shutters have been added to the windows on the second storey. - Foundation: The foundation and its stamped parging are in good condition with no loss of material, staining or damage. - Cladding: The single material stucco cladding is in good condition. There is no cracking or staining present. - Roof: The roof is in good condition with no sagging or bulges. The asphalt shingles are in good condition with no damage or loss of shingles. - Roof elements: The wooden bargeboards are intact and in good condition with no signs of damage or paint loss. The wooden soffits are original and there are no signs of material loss. - Windows: The Steele Residence retains its original windows and storms on all facades. There is some minor paint loss on second storey storms. Decorative shutters have been added on the second storey facade. - Doors: The double garage doors with transom lights are original and intact. The wooden front entrance door and its window elements including sidelights and transom are original and in good condition, without any signs of damage or loss of original material. The portico and engaged columns are also intact. - Chimney: Both the internal and external red brick chimneys are in good condition with no evidence of damage or material loss on the brick or mortar.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Mackenzie Residence		
Address	10311 - 134 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;90;9		
Geographic Position	53.544959	-113.552636	NAD83
Site Area	532.2m²		
Contributing resources	n/a		
Date of Construction	1942		
Architectural Style	Eclectic		
Architect	n/a		
Builder	James Hay		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme** The Mackenzie	**Style/Design/Construction** Constructed by James Hay,	

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Significance (see attached worksheets)	Residence is valued as a distinctive, early example of a Glenora's eclectic and transitioning residential architecture. the Mackenzie Residence is significance for its eclectic style with references of Minimal Traditional and Storybook Revival architecture. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front (right) and west (left) elevations of the Mackenzie

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	Residence, looking to the northeast.
Location	10311 - 134 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and west (left) elevations of the Mackenzie Residence, looking to the northeast.
Location	10311 - 134 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 3 Description	
Caption	View of the west elevation of the Mackenzie Residence, looking to the east.
Location	10311 - 134 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear (left) and west (right) elevations of the Mackenzie Residence, looking to the southeast.
Location	10311 - 134 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 5 Description	
Caption	Partial view of the east elevation of the Mackenzie Residence, looking to the northwest.
Location	10311 - 134 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Contextual view of the Mackenzie Residence on the property. The front of the house faces 103 Avenue, but present walkway

	access is from 134 Street.
Location	10311 - 134 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of gable dormer on the front elevation of the Mackenzie Residence.
Location	10311 - 134 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the stuccoed exterior chimney on the west elevation of the Mackenzie Residence.
Location	10311 - 134 Street NW
Copyright	City of Edmonton

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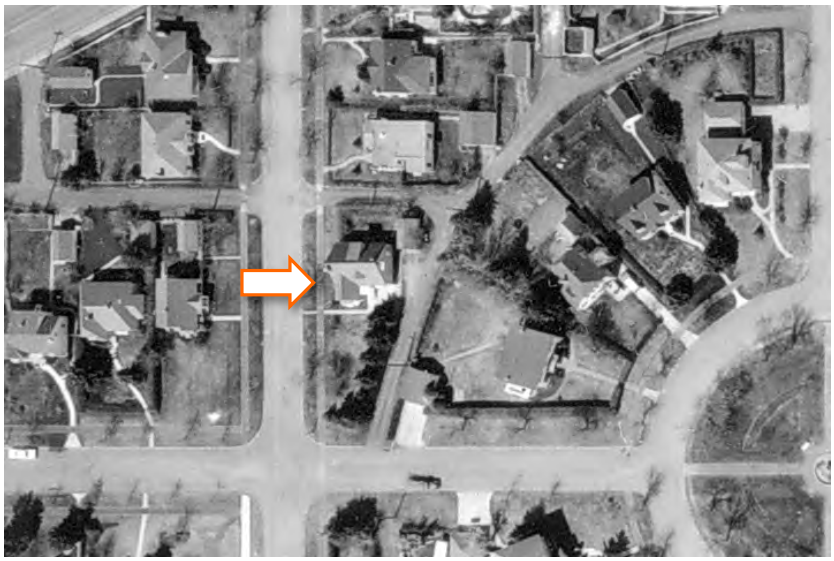
Image 9 Description	
Caption	Detail of a multi-light wood window with wood storm on the front elevation of the Mackenzie Residence.
Location	10311 - 134 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Mackenzie Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Mackenzie Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Mackenzie Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1942, during the Second World War, the Mackenzie Residence is valued as a distinctive, early example of the evolution of residential architecture in southeast Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Constructed by pioneer Alberta contractor and master cabinetmaker James Hay (1872-1956), the Mackenzie Residence has architectural significance for its eclectic style with references to Minimal Traditional and Storybook Revival architecture **(Theme Value – Architecture and Design).**

Municipal Heritage Planner's Mandatory Documentation

Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☒ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1940s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Mackenzie Residence is a one and one-half storey house with a side-gabled roof, roughcast stucco cladding, and a tall external stucco clad chimney. The front façade possesses a front-gabled projection with bay window and shed roof open front porch, both of which make the residence highly identifiable. The home is situated on a deep, narrow triangular corner lot at 134 Street NW and103 Avenue NW. The residence is located in the southeast part of the inner-city community of Glenora, near Alexander Circle and just south of the Stony Plain Road.
Heritage Value	Built in 1942 during the Second World War, the Mackenzie Residence is valued as a distinctive, early example of a Glenora's transitioning residential architecture. The extant residence is located in the 1911 Glenora Subdivision, surveyed by Richard H. Knight and registered by landowner, James Carruthers. Knight (1877-1931) laid out this pie-shaped neighbourhood with a large central circle (today's Alexander Circle), a gridiron configuration to the west, and *Garden City Suburb* design to the east. *Garden City Suburb* was an urban adaptation of *Garden Cities*, a movement developed by Ebenezer Howard at the end of the 18th century. The emphasis of *Garden City Suburb* was for neighbourhoods to be integrated into the natural landscape. Glenora is one of Canada's most intact examples of *Garden City Suburb* planning. Homes constructed within the 1911 Subdivision were subject to the Carruthers Caveat, established by James Carruthers. The caveat served as a means to control the nature of residential development in Glenora. It regulated minimum house values ($3,000 for this site), setbacks, placement of a house on a lot, and banned commercial businesses from the area. Carruthers established these measures to create an enclave of Edmonton's social and financial elite. Long-time Glenora resident Mary Sprague (1907-1986) purchased the triangular lot and acquired a building permit to construct a dwelling valued at $4,500 in March 1942. Mary used the home as a rental property, supplementing the Sprague family's income. Constructed by pioneer Alberta contractor and master cabinetmaker James Hay (1872-1956), the Mackenzie Residence is significance for its eclectic interpretation with references of Storybook Revival architecture. Irish-born Hay immigrated to Canada in 1907, settling permanently in Edmonton in 1911. A joiner by trade, Hay crafted interior cabinetry for many of

	Edmonton public buildings and would expand his services to general contracting. He constructed numerous residences in Glenora. The extant home was one of a handful of Glenora dwellings Hay designed and built for Mary and Walter Sprague. The home embraces aspects of a variety of style such as Minimal Traditional and Storybook Revival and has been designed to skillfully adapted to the unique shape of the lot. The Mackenzie Residence is a charming cottage-like residence with prominent front-gabled projection with bay window, dominant external chimney on the street façade, multiple rooflines and dormers punctuating its main roof, nearly flush eaves, and multi-light wooden-sash windows – an amalgamation of architecture styles popular in the early to mid-20th century. The first residents were Margaret ('Greta', d.1963) Munro and Dr. George Leslie (Les) Williamson (1884-1970) who became its tenants when they sold their previous Glenora home. Les was an Edmonton sports figure, a player in his youth and a sports team physician (including the Eskimos and the Flyers). Another doctor, surgeon Dr. Walter C. Mackenzie, OC, (c1909-1978), and also a founding director of the Eskimo team, purchased the property from Mary Sprague and lived in the home through 1949 with his wife Dorothy (nee Rosier), a Dalhousie graduate and former teacher who served the community through a range of charitable activities. Walter would later become the U of A's Dean of Medicine and President of the Royal College of Physicians and Surgeons, and would have the university's 'Health Sciences Centre named for him. During the 1950s, Robert Thomas Dykes a stonemason from Yorkshire and his wife Lonnelle lived in the home. Dykes was manager of Alberta Granite, Marble & Stone, a company he founded in 1907, and Imperial Memorial while living in the home until his death in 1957. He was also an extraordinary athlete, having been a professional football player for Leeds and fullback for the Eskimos as well as organizing Edmonton soccer and rugby leagues.
Character Defining Elements	The key elements that define the heritage character of the Mackenzie Residence include, but are not limited to its: - setting on a corner lot with south (front) and west façades fronting the roadway; grassy boulevards with mature deciduous street trees; near Stony Plain Road; - location and orientation on a deep triangular corner lot with rear and east side yard; deep setback from the avenue; near Alexander Circle and historic Glenora School;

	- landscape elements including: mature conifers; landscaping of partly manicured and partly natural plantings; - form, scale, and massing as expressed by its: one and one-half storey height, full-height basement, original square plan with front-gabled projection on front façade; medium-pitch side-gabled roof; small gable dormer; - wooden-frame construction including: concrete foundation with textured parging; rough-cast stucco cladding; - Minimal Traditional-style references such as its: minimalistic architectural detailing; medium-pitch gable roof; nearly flush eaves; - Storybook Revival-style references such as its: cottage-like design; picturesque side-gable roofline with gable dormer and shed-roof over porch; asymmetrical façade; rough-cast stucco cladding; prominent stucco-clad external chimney; bay windows; multi-light wooden-sash windows. - original fenestration including: bay windows with triple assembly fixed multi-light wooden-sash windows with matching multi-light wooden-sash storm windows; bay window with double assembly 6-over-6 single-hung wooden-sash windows; bay window with triple assembly multi-light wooden-sash windows; single assembly 9-over-9 single-hung wooden-sash windows with matching multi-light wooden-sash storm windows; single assembly 6-over-6 single-hung wooden-sash windows;; multi-light wooden-sash awning window in dormer; multi-light wooden-sash windows with multi-light wooden-sash storm windows on basement level; plain wooden window trim and sills; wooden-plank front door with plain wooden trim and multi-light sidelight with multi-light wooden storm; and - additional exterior architectural details including: front porch with shed roof supported by stucco column connects to closed stucco clad balustrade; prominent, tall, external stucco-clad chimney on west elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… Built in 1942, during the Second World War, the Mackenzie Residence is valued as a distinctive, early example of the evolution of residential architecture in southeast Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Constructed by pioneer Alberta contractor and master cabinetmaker James Hay (1872-1956), the Mackenzie Residence has architectural significance for its eclectic style with references to Minimal Traditional and Storybook Revival architecture **(Theme Value – Architecture and Design).**
Period of Significance	1940s
Chronology of Alterations	1976-1986 • Rear garage accessed from laneway demolished • One and one-half storey gabled roof addition with double car garage (accessed from 134 Street NW) on first floor and living space above added to rear of house. 2012-2014 • Wood shingles removed and replaced with composite shingles. Unknown Date • Storm windows replaced on upper floor
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. An addition has been placed on the rear of the residence. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape and landscaped setbacks are intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current condition.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The building conveys a strong historical sense. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's Second World War development has been maintained.
Statement of Integrity	The Mackenzie Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are largely intact. The rear addition, with compatible design elements and materials, has been added. The original garage accessible from the lane has been demolished. Overall, the residence is in very good condition with a high degree of historic fabric intact. - Roof: The roof structure is in good condition. Composite shingles have been installed obscuring the historic aesthetic of the roof. - Roof elements: The bargeboards have been retained and wood is in good condition with some paint failures. The gutters and rainwater leaders are present and in good condition. The home retains its front dormer with minor paint failure on the bargeboards and window trim. - Foundation: The parging on the concrete foundation is in good condition with minor cracks and chips present. - Cladding: The original stucco cladding is in good condition with minor cracks noted. - Windows: The home retains all its original window openings and wooden sashes. Storm windows on the upper floor have been replaced; however, the first floor retains its original wooden-sash storm windows. No extensive paint failure on window sashes and trim were detected and the wood exhibits no signs of wet or dry rot. - Doors: The home retains its original wooden plank front door, multi-light wooden storm door, and sidelight. - Chimney: Stucco clad exterior chimney is in good condition with no visible failures. A tin flue has been installed. - Porches: The front porch original and in good condition. The steps have been re-tiled. - Garage: The original detached garage has been demolished. The garage is now part of the large addition

	to the rear of the residence.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Cummer Residence		
Address	10317 - 134 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;90;8		
Geographic Position	53.545190	-113.552552	NAD83
Site Area	514.4m²		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Spanish Revival		
Architect	n/a		
Builder	Ernest E. Litchfield		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme** A rare and early	**Style/Design/Construction** Possesses architectural	

Municipal Heritage Planner's Mandatory Documentation

Significance (see attached worksheets)	example of the Spanish Revival in Glenora, valued for its association with the community's Inter-war development**.** **Event/Cultural Practice** **Institution/Person** The Cummer Residence is further valued for its association with prolific Glenora contractor and speculative developer, Ernest Litchfield.	significance as a rare example of the Spanish Revival architecture in the community, and as one of the earliest homes by built by Ernest Litchfield in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front (left) and south (right) elevations of the Cummer Residence, looking to the northeast.
Location	10317 - 134 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Cummer Residence, looking to the east.
Location	10317 - 134 Street NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the south elevation of the Cummer Residence, looking to the northwest.
Location	10317 - 134 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of fenestrations on the front elevation of the Cummer Residence.

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Location	10317 - 134 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of main entryway and a fixed multi-light arched wood window on the front facade of the Cummer Residence.
Location	10317 - 134 Street NW
Copyright	City of Edmonton
Historic Photo	

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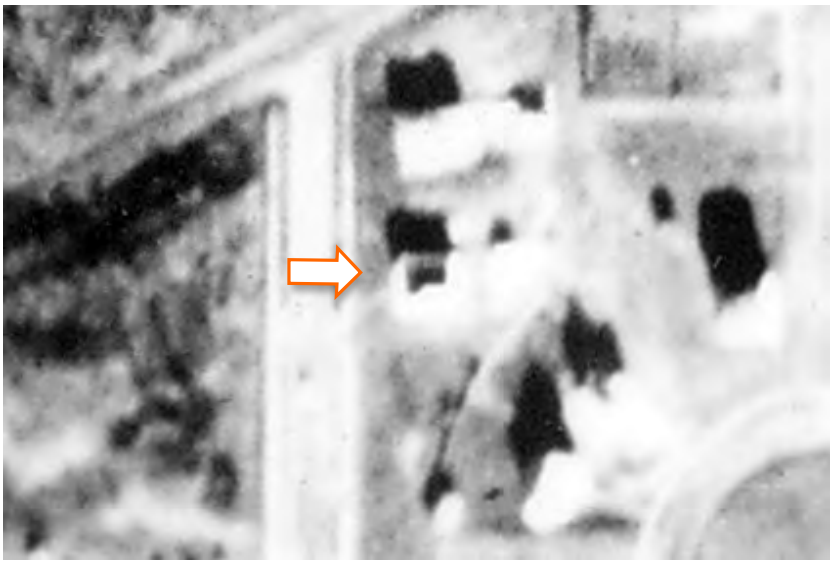
Caption	View of the recently completed Cummer Residence in 1929.
Date	1929
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-4948)
Historic Photo	
Caption	1930 aerial image of the Cummer Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)

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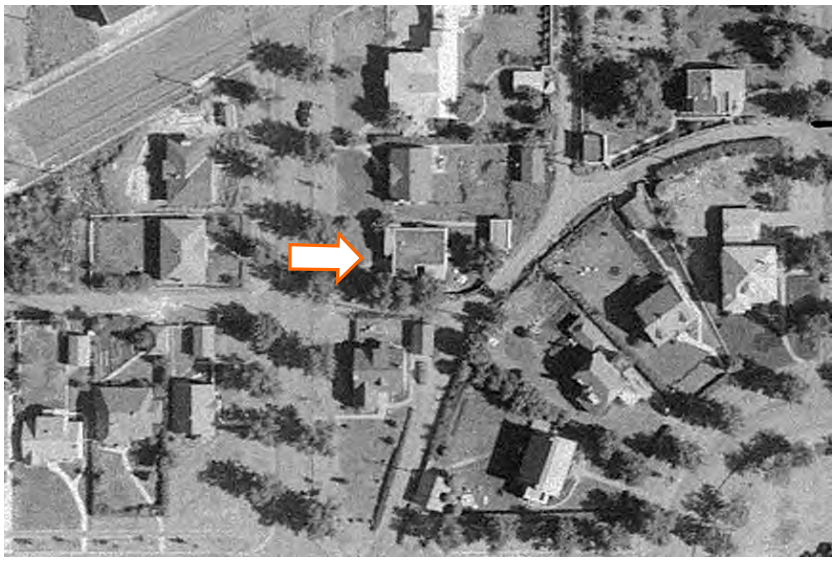
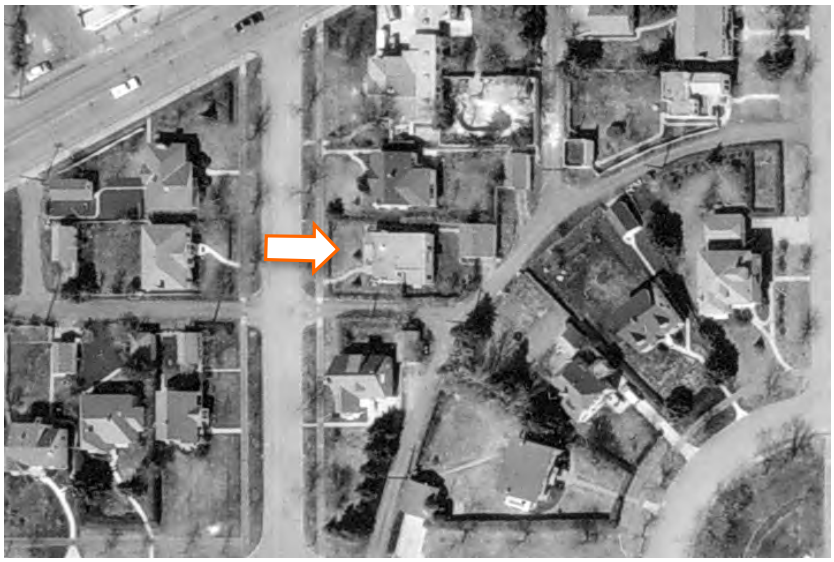
Historic Photo	
Caption	1952 aerial image of the Cummer Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Cummer Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Cummer Residence is valued for its association with Glenora's Inter-war development and reflective of the nature of the community's architecture at the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Cummer Residence possesses architectural significance as a rare example of Spanish Revival architecture and one of Ernest Litchfield's earliest homes built in Glenora **(Theme Value – Architecture and Design).** The Cummer Residence is further valued for its association with prolific Glenora contractor and speculative developer, Ernest Litchfield **(Person Value)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance?

Municipal Heritage Planner's Mandatory Documentation

	☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Cummer Residence is a one-storey Spanish Revival-style house identifiable by its stucco cladding with decorative elements, flat main roof with parapet with decorative round finials, front entry within side-gabled projection, and large multi-light arched window on the front façade. The home is situated on a deep lot that faces 134 Street, with landscaped front yard and is part of collection of historic homes. The residence is located in the southeast part of the inner-city community of Glenora, near Alexander Circle.
Heritage Value	The Cummer Residence, constructed in 1929, is valued for its association with Glenora's Inter-war development and reflective of the nature of the community's architecture at the start of the Great Depression The residence is situated in the 1911 Glenora Subdivision registered by James Carruthers and surveyed by Richard H. Knight (1877-1931). Carruthers', a Montreal businessman, land holdings became the community of Glenora, with Carruther's intent to develop a residential enclave for Edmonton's elite. To attract the city's affluent residents, the land was subdivided incorporating aspects of a traditional gridiron layout, *Garden City Suburb* plan, and large central circle

	(Alexander Circle). The use of the *Garden City Suburb* plan was unique for Edmonton and is an urban adaptation of *Garden Cities*, a movement developed by Ebenezer Howard at the end of the 18th century. The emphasis of *Garden City Suburb* was for neighbourhoods to be integrated into the existing natural topography. Glenora represents on of the most intact examples of *Garden City Suburb* neighbourhood in Canada. To further manage the nature of development of the 1911 Glenora Subdivision, James Carruthers established the Carruthers Caveat. The caveat applied to lots situated south of Stony Plain Road and regulated setbacks; single residential dwellings only; positioning of a dwelling on a lot; and minimal construction values. Carruthers anticipated the uniqueness of the subdivision as well as the community's proximity to downtown, easily accessed via the Groat Bridge and/or streetcar service, would make the neighbourhood highly attractive to Edmonton's more affluent residents. A unique aspect of Glenora's Inter-war development was its continued growth throughout the 1920s, 1930s, and 1940s. As construction slowed, and the labour force was repositioned, in Edmonton, and the entire country, to accommodate the Great Depression and/or the Second World War, residential construction in Glenora continued. Furthermore, the scale and value of homes built in the 1930s and 1940s frequently exceeded the construction value stipulated in the Carruthers Caveat. Development in Glenora remained insulated from the world events of the first half of the 20th century. The Cummer Residence possesses architectural significance as a rare example of the Spanish Revival style and is one of the earliest homes Ernest Litchfield built in Glenora. Litchfield (1897-1989) was an Edmonton contractor who constructed over a dozen residences in Glenora between 1928-1951, many of them speculative builds. Litchfield's collection of work included a range of revival styles such as Storybook Revival, Tudor Revival, Georgian Revival, as well as Spanish Revival. Spanish Revival homes, sometimes referred to as 'Spanish Bungalows,' first gained popularity in California's suburbs. Architects took inspiration for this revival style from Hispanic precedents of Mexico and the American Southwest. The style grew in popularity through magazines and professional journals, eventually spreading throughout North America. The Cummer Residence's light-coloured stucco exterior, curved corners, curved fenestration openings, parapet inset with decorative motifs and finials, asymmetrical design, low-pitched clay tile roof, small porch canopy, tall casement windows, and awnings with iron brackets are all quintessential hallmarks of this architectural style.

	The Cummer Residence is further valued for its association with prolific Glenora contractor and speculative developer, Ernest Litchfield. Born in Nottingham in 1897, Litchfield worked as a painter's apprentice under his father before immigrating to Canada in 1913. He continued to work as a painter before starting his own general contracting business, which would eventually include residential design. Litchfield was best known for his 'English Cottage' style of houses, an influence of his British roots. The extant house is one of two Litchfield Spanish Revival homes remaining in Glenora. He purchased the property in 1928 from the City of Edmonton, who had acquired the lot as the result of the previous owner's failure to pay property taxes. That same year, Litchfield obtained a building permit to construct a home valued at $4,000. In 1929, Charles Cummer (1887-1954), a pharmacist, born and educated in his profession in Ontario, and his wife Sarah (nee Webb; d.1966), purchased the home and occupied the residence throughout the 1930s.
Character Defining Elements	The key elements that define the heritage character of the Cummer Residence include, but are not limited to its: - corner lot setting on a residential street with grassy boulevards and mature deciduous street trees; near Stony Plain Road; - location and orientation on a trapezoidal-shaped corner lot; setback from the street; near Alexander Circle and historic Glenora School; - form, scale, and massing as expressed by its: one-storey height; L-shaped plan; flat roof with parapet; one-storey side-gabled projection on front façade; one-storey shed roof projection on side façade; - wooden-frame construction including: smooth stucco cladding; concrete foundation; - Spanish Revival-style details such as its: flat roof with parapet punctuated with decorative motifs and corner finials; rounded corners; arched fenestration openings; low-pitched roofs; small canopies over front and side entries; clay roof tiles; tall casement windows; wrought iron features; awnings with wrought iron braces over windows; tapered stucco clad external chimney; - original fenestration including: single assembly fixed arch multi-light wooden-sash window; double assembly multi-light wooden-sash casement windows; single assembly multi-light wooden-sash casement windows; single assembly diamond pattern lead glass casement window; single assembly 1-over-1 wooden-sash window with matching wooden-sash storm

	window; stucco drip moulds; wooden window trim and sills; arched front door opening; two panel wooden door with multi-light upper panel on side façade; and - additional exterior architectural details including: shed roof canopies with clay tile supported by open curvilinear triangle brackets over the entries on the front on south façades; original wrought iron light fixture with built-in address plate; wooden shutters on double assembly casement window on front façade; external tapered stucco clad chimney with twin chimney pots on south façade; one-storey side-gabled stucco clad garage.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Cummer Residence is valued for its association with Glenora's Inter-war development and reflective of the nature of the community's architecture at the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Cummer Residence possesses architectural significance as a rare example of Spanish Revival architecture and one of Ernest Litchfield's earliest homes built in Glenora **(Theme Value – Architecture and Design).** The Cummer Residence is further valued for its association with prolific Glenora contractor and speculative developer, Ernest Litchfield **(Person Value)**.
Period of Significance	1930s
Chronology of Alterations	1954 – 1965 • Garage at rear of lot enlarged 1965 – 1976 • Low stucco walls defining courtyard at front entry demolished Unknown Date • Awning removed from arched window on front façade. • Stucco planter removed from under arched window on front façade • Decorative tile in gable peak of side-gabled projection on front façade missing • Cap flashing installed on parapet
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design, form, scale, massing and stylistic features remain intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape is intact.

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	Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, wrought iron, clay tile, leaded glass and wood windows. Workmanship ☒ Yes ☐ No ☐ Not Applicable The workmanship of the building is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's 'Golden Age' of Period Revivals (1920s to 1940s) has not changed.
Statement of Integrity	The Cummer Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; overall the residence high degree integrity with no significant alternations noted. The condition of the residence and its materials are in poor to fair condition. - Roof: The flat roof is not accessible to determine its composition or condition. The clay roof tiles are authentic and in fair condition. Epoxy or some form of waterproofing sealant has been spread on the roof tiles of the side-gabled projection. - Roof elements: Cap flashing installed on side-gabled roof and parapet, presumably to address moisture infiltration issues and lack of adequate drip edge. - Foundation: The stucco parging is in poor condition with cracks, chips, staining, and localised pieces missing identified. - Cladding: The original stucco cladding is in poor condition with extensive past poorly executed repairs evident. All façades exhibit chips, staining, cracks, paint failure, and evidence of moisture infiltration. - Windows: The home retains all its original window openings and windows. All wooden-sash windows have putty loss, paint failure, and localized areas of rot. The leaded glass windows are original and show no damaged to the glass panels. - Doors: The current wood and glass front door is not

	original. It is unclear if the door is a later added storm door and the original door still exists behind, or if it is the exterior door. - Chimney: The external tapered stucco chimney in good condition with deterioration primarily situated at its base. - Decorative elements: Original wooden shutters on front façade are extensively deteriorated and require rehabilitation. Nearly all decorative tiles and round finials are intact; however, one tile is missing on the front façade. The wrought iron light fixture at the front entry is original. Some of the original wrought iron awning braces are retained as are a number of awnings. Stucco clad window box on front façade has been removed. - Porches: Canopies over entries are in fair condition. The wooden triangle brackets have been painted. The front original low, stucco wall forming a courtyard at the front entry has been demolished. - Garage: The garage is in fair condition with deterioration of its stucco cladding and paint noted.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Montgomery Residence		
Address	10327 - 134 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;90;5,6		
Geographic Position	53.545608	-113.552483	NAD83
Site Area	1512.404m^2		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Spanish Revival		
Architect	n/a		
Builder	Ernest Litchfield		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the continued	**Style/Design/Construction** Valued for its Spanish Revival architectural style and construction by prominent	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	development of the Glenora neighbourhood during the Great Depression	building, Ernest Litchfield
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person Valued for its association with Evelyn Montgomery and her contributions to local and international politics	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Municipal Heritage Planner's Mandatory Documentation

Image 1 Description	
Caption	View of the front elevation of the Montgomery Residence, looking to the east.
Location	10327 - 134 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Montgomery Residence, looking to the east.
Location	10327 - 134 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the north elevation of the Montgomery, looking to the south.
Location	10327 - 134 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the north projection of the Montgomery Residence, with side entrance facing Stony Plain Road.

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Location	10327 - 134 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of large clinker brick chimney on the north elevation of the Montgomery Residence.
Location	10327 - 134 Street NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of a fixed, multi-light segmental arched wood window on the front elevation of the Montgomery Residence, with a clinker brick planter below.
Location	10327 - 134 Street NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway located on the south elevation of the Montgomery Residence.
Location	10327 - 134 Street NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the stuccoed, tapered chimney adjacent to the main entryway on the Montgomery Residence.
Location	10327 - 134 Street NW
Copyright	City of Edmonton

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Image 9 Description	
Caption	An original, associated structure constructed on the Montgomery Residence property, possibly an early garage or shed.
Location	10327 - 134 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	View of the recently constructed Montgomery Residence as it appeared n 1929.
Date	1929

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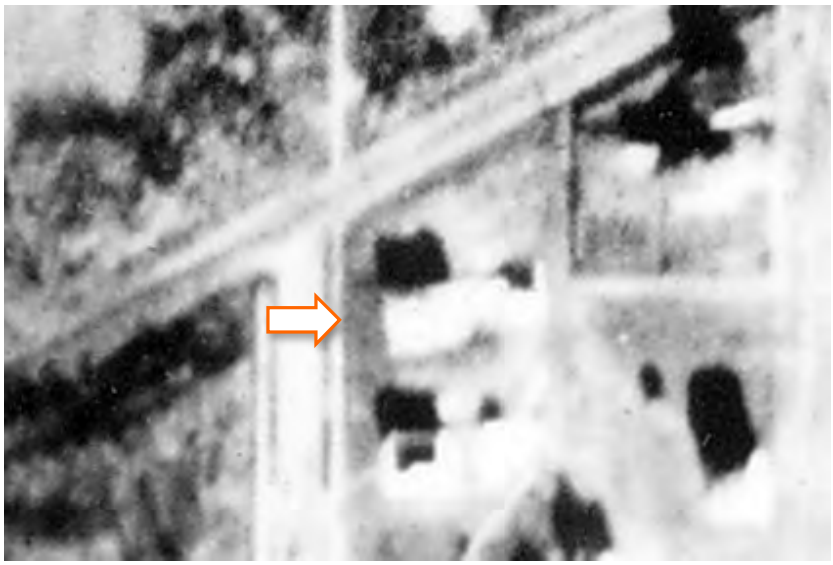
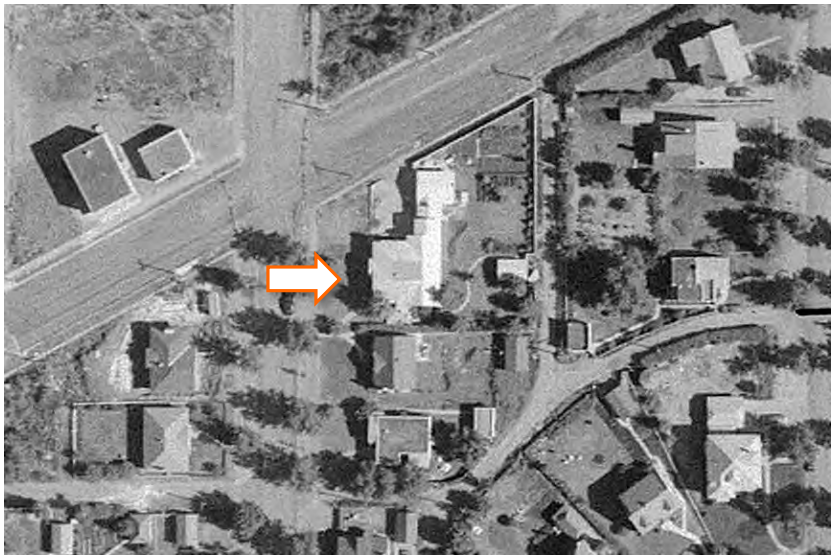
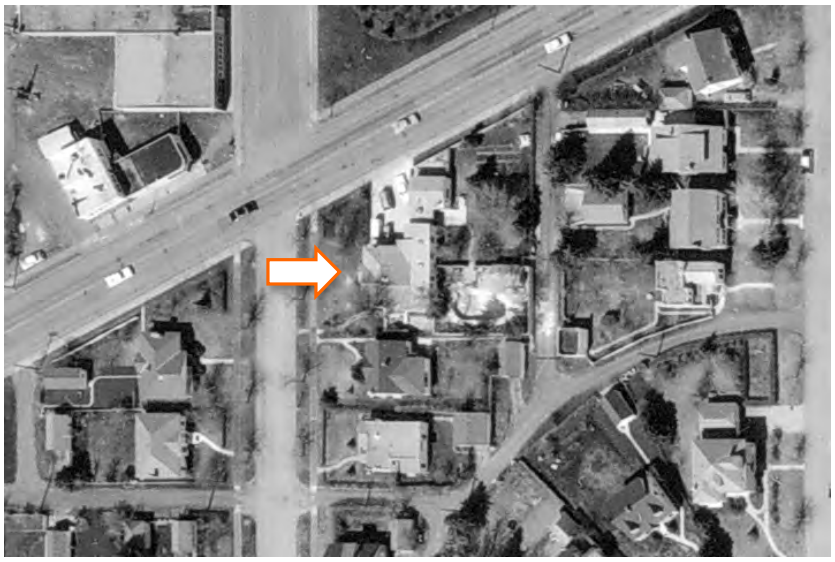
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-4947)
Historic Photo	
Caption	1930 aerial image of the Montgomery Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	

Caption	1952 aerial image of the Montgomery Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Montgomery Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	Built in 1929, the Montgomery Residence is highly valued for its association with the continued build-out of the Glenora neighbourhood at what was considered the Golden Age of development in Glenora **(Theme – The Carruthers Caveat and the Garden City Suburb).**

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	The Montgomery Residence is further valued for its association with Evelyn Montgomery (1906-1995), first owner of the house, and her contributions to local and international politics **(Person Value).** The Montgomery Residence is further valued as an excellent and rare example of Spanish Revival-style architecture in the neighbourhood **(Theme – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	

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Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Montgomery Residence is a one-storey Spanish Revival-style residence situated in Edmonton's historic Glenora neighbourhood. It is located on a trapezoid-shaped corner double-lot on 134 Street, northwest of Alexander Circle, bordering Stony Plain Road to the north. The Montgomery Residence is highly identifiable by its low-pitched, cross-gabled roof with projecting low-pitched front gable, stucco cladding, garage attached to the house via an open carport and its arched, multi-light windows on the front elevation. Arched detailing in the form of segmental arched window openings, tapered and arched chimneys and arched canopy over south facing front entryway define this unique residence.
Heritage Value	Built in 1929, the Montgomery Residence is highly valued for its association with the continued build-out of the Glenora neighbourhood at what was considered the Golden Age of development in Glenora. The 1911 Glenora subdivision was intended by its developer, James Carruthers, to adhere to the principals of the *Garden City Suburb*, a popular planning model in the early 1900s that entailed incorporating natural elements into neighbourhood design. With an emphasis on private garden space and cultivating an appreciation of nature, Carruthers established a caveat (Carruther's Caveat) in 1911 prohibiting commercial development, mandating large setbacks and setting minimum house prices. His intention was for the neighbourhood to appeal to Edmonton's business and political elites. Initial development was strong, but it slowed following a recession in 1913. Activity picked up again in the 1920s, with the height and quality of houses constructed reaching its peak. Following the stock market crash in October 1929, growth throughout Edmonton slowed. Many of the houses of this period were modest in comparison with those of Glenora's initial building boom. The Montgomery Residence was constructed at this time, and its original form (since added upon) and high quality materials represent this affluent era of development while still adhering to the principals of the Carruthers Caveat with its large setback from the street. The Montgomery Residence is further valued for its association with its original owners and long-time residents, Muriel Evelyn (nee Wright; 1906-1995) and Kenneth Gordon Montgomery (d.1981), and their contributions to the business, sports, and politics scene in Edmonton, and also at the national level. Evelyn was a successful

	political campaigner, running the campaigns of two future Federal ministers, James MacKinnon and George Prudham in Edmonton. She also ran William Hawrelak's campaign during his first successful run for Mayor of Edmonton. In the early 1950s, she served as president of the Alberta Women's Liberal Association and under Louis St. Laurent's government in 1954, was appointed as one of Canada's delegates to the UN general assembly, the only woman in Canada to hold the position at the time. During her time in New York, she served on the UN's social, humanitarian and cultural committee, tackling refugee issues in the Post-war period. She provided weekly radio dispatches on international issues, which ran on CJCA. Locally, she was active in community life and had a life membership with the Salvation Army. Her husband, Kenneth G. Montgomery (1907-1981) was active in the business community as the managing director of the Sterling Finance Corporation and as the president of the Edmonton Eskimos Football Club and co-founder of the Canadian Football League. His tenure as president of the Eskimos coincided with their "grand slam" years of three consecutive Grey Cup wins from 1954-56. The Montgomerys would occupy the residence from 1929 to 1970, when they sold it to their son, Lawrence Montgomery. The Montgomery Residence is further valued as an excellent and rare example of Spanish Revival-style architecture in the neighbourhood. Spanish Revival borrowed elements from the history of Spanish architecture and it developed primarily in the southwestern United States in the early 20th century. Spanish Revival gained popularity in the Period Revival movement that dominated the 1920s and 1930s in western Canada. The architectural elements that define the character of the Montgomery Residence include its low-pitched, cross-gabled roofline with prominent projecting front gable, asymmetrical entryway facing south off 134 Street, and single material stucco cladding. Arched elements accent the design in the form of its unique segmental-arched windows, arched canopy over the entryway and prominent tapered chimney with arched chimney cap. The residence was built at a cost of $4,500 by notable Edmonton contractor, Ernest Litchfield (1897-1989). Litchfield was responsible for over a dozen homes constructed in the Glenora neighbourhood between 1928 and 1936.
Character Defining Elements	Key elements that define the heritage character of the Montgomery Residence include, but are not limited to its:

	- location on 134 Street in the Edmonton neighbourhood of Glenora; bordering Stony Plain Road to the north; - siting on a trapezoid-shaped corner lot with a large setback from the street; - landscape elements including: mature coniferous trees and bushes; - form, scale and massing as expressed by its: one storey height with full-height basement; rectangular plan with asymmetrical facade; low-pitched, cross-gabled roof with shallow eaves; projecting gable on front elevation; - wooden-frame construction including: concrete foundation; single material stucco cladding; wooden trim; - Spanish Revival style elements such as: single storey massing with low-pitched cross-gabled rooflines; asymmetrical façade; rough stucco cladding; arched window openings; arched canopy above door; prominent tapered chimneys with arched chimney tops; decorative parging at gable peaks; arched canopy over side entrance; - elements of 1949 addition including: prominent clinker brick chimney; clinker brick planter surrounding house; and - original fenestration such as: original window openings; segmental-arched single-assembly, multi-light wooden-sash fixed windows on main level; single-assembly, multi-light reeded glass fixed windows on main and basement levels; single-assembly, narrow diamond-pane leaded glass fixed windows on main level.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1929, the Montgomery Residence is highly valued for its association with the continued build-out of the Glenora neighbourhood at what was considered the Golden Age of development in Glenora **(Theme – The Carruthers Caveat and the Garden City Suburb).** The Montgomery Residence is further valued for its association with Evelyn Montgomery (1906-1995), first owner of the house, and her contributions to local and international politics **(Person Value).** The Montgomery Residence is further valued as an excellent and rare example of Spanish Revival-style architecture in the neighbourhood **(Theme – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	**Pre-1952** • Detached garage and house addition built **Pre-1965** • Swimming pool built (undetermined if still present) **Unknown** • Original bargeboards clad over with aluminium • Garage door replaced • multi-light window on front façade replaced with fixed window
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained, preserving its Spanish Revival design elements. The addition adheres to the original design and materiality. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains part of the residential neighbourhood of Glenora bordering Stony Plain Road. Materials ☒ Yes ☐ No ☐ Not Applicable The original materials are intact.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood.
Statement of Integrity	The Montgomery Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. Overall, the Montgomery Residence is in good condition with its original portion of the house to the south intact. The house also retains a high level of integrity of its historic elements. An addition on the north side and garage were added to the residence in 1949 but this is within the scope of its potential heritage significance. - Foundation: The stucco cladding extends to the ground and therefore the concrete foundation was not observable. - Cladding: The exterior stucco cladding is in fair condition. It has cracks throughout and the damage has been filled with unsympathetic caulking. Some of the decorative elements including a false balconette under the front gable and a false decorative bay on the front projection have been removed. The decorative parging at the gable peak on the front gable has also been removed. - Roof: The roof exhibits no sagging or bulges. There are no missing asphalt shingles. The original shingle roof wrapped over the bargeboards. - Roof elements: The bargeboards – added later - have been re-clad in aluminium. - Windows: The home retains most of its original windows, including those of the original 1929 build and the 1949 addition. The windows appear intact with minor paint failure on some of the wooden sills. A multi-light casement window in the front projection was replaced with a fixed window at an unknown time. The original fabric awnings have been removed.

	- Doors: The original wooden screen has been replaced with a metal screen. The main door was not observable. - Chimney: The external clinker brick chimney from the 1949 addition appears in good condition. There is some loss of mortar material between bricks. The external stucco-clad chimneys are in good condition with only minimal loss of mortar in the arched brick caps. - Landscape elements: The house originally featured a walled entry courtyard. This courtyard has been altered, likely with the 1949 addition to include a larger stucco-clad wall and a brick patio

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Ostolosky Residence		
Address	1 Alexander Circle NW		
Neighbourhood	Glenora		
Legal Description	2803AF;89;10		
Geographic Position	53.545605	113.549188	NAD83
Site Area	563.835m²		
Contributing resources	n/a		
Date of Construction	1969		
Architectural Style	Modern Ranch		
Architect	Elizabeth Ostolosky		
Builder	n/a		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	Activity/Theme	Style/Design/Construction	

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Significance (see attached worksheets)	Significant as an early second wave of development in Glenora neighbourhood	Unique design value and exquisite Late Modern Ranch style
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person Association to first owner and architect, Elizabeth Ostolosky	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Ostolosky Residence, looking to the

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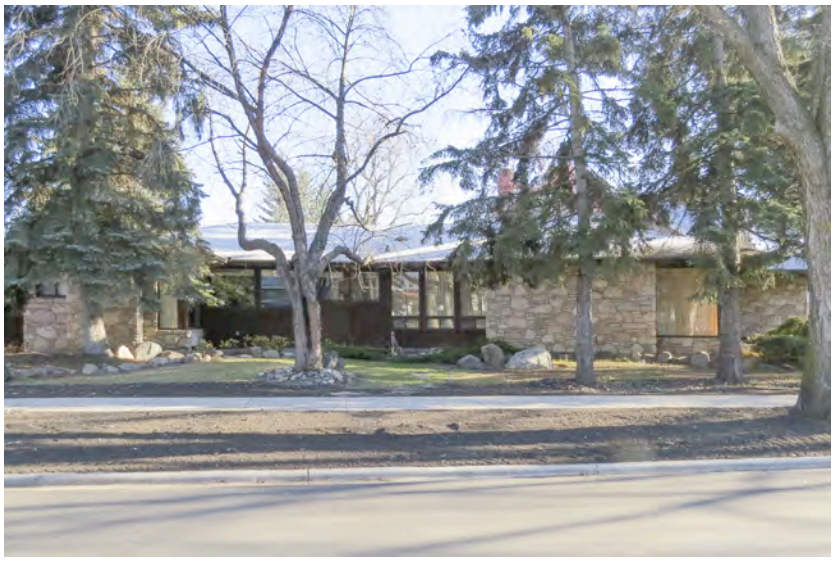
	northeast.
Location	1 Alexander Circle NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the west elevation of the Ostolosky Residence, looking to the east.
Location	1 Alexander Circle NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the two-car detached garage located at the rear of the Ostolosky Residence property, accessed off of 133 Street.
Location	1 Alexander Circle NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the front facade of the Ostolosky Residence.
Location	1 Alexander Circle NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Ostolosky Residence. The wood doors were imported from Seville, Spain.
Location	1 Alexander Circle NW

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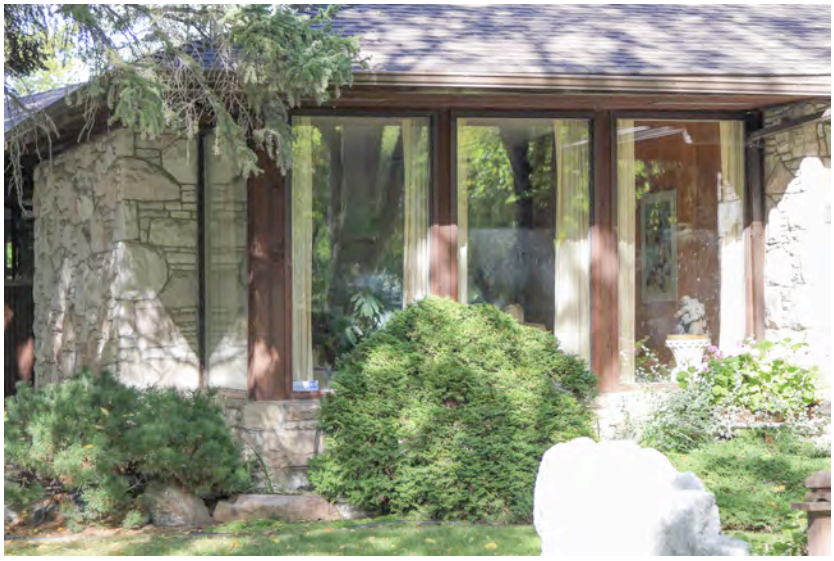
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the large windows on the front elevation of the Ostolosky Residence.
Location	1 Alexander Circle NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the locally sourced sandstone, on the west elevation, that was acquired by Elizabeth Ostolosky and Jan

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	Berkenbosch.
Location	1 Alexander Circle NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the west elevation of the Ostolosky Residence, with the family room to the left and centre, and the dining room and kitchen to the right.
Location	1 Alexander Circle NW
Copyright	City of Edmonton

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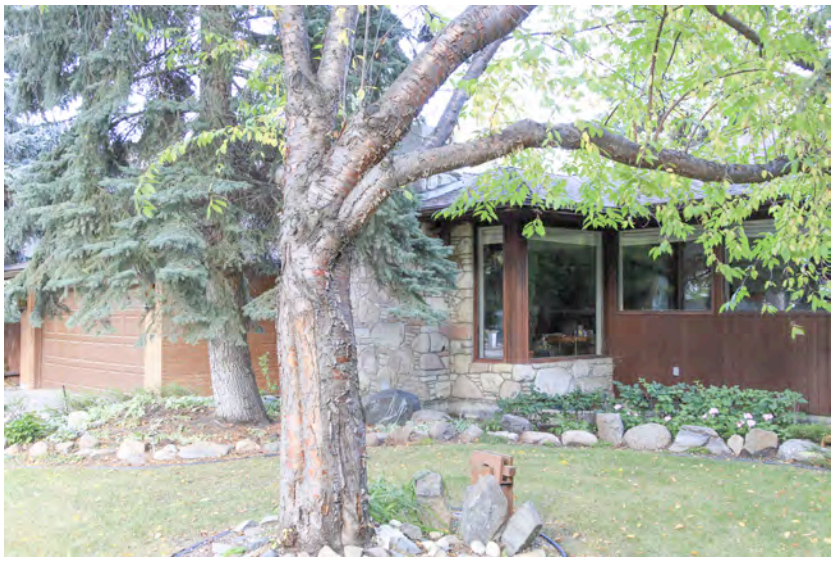
Image 9 Description	
Caption	Detail of the west elevation of the Ostolosky Residence, with the family room on the right, and detached garage on the left.
Location	1 Alexander Circle NW
Copyright	City of Edmonton

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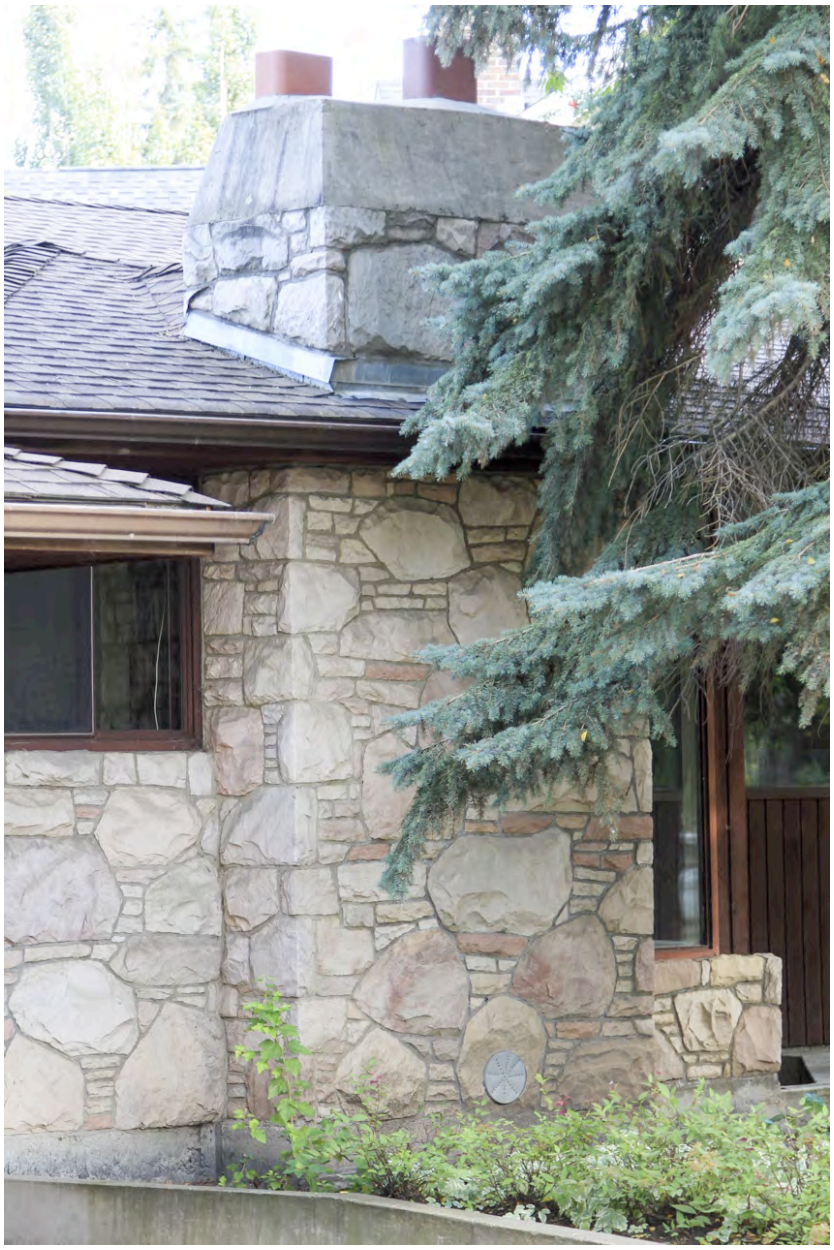
Image 10 Description	
Caption	Detail of the large sandstone chimney on the west elevation of the Ostolosky Residence, servicing the fireplace in the family room.
Location	1 Alexander Circle NW
Copyright	City of Edmonton

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Image 11 Description	
Caption	Detail of the breezeway between the detached garage (left) and Ostolosky Residence (right).
Location	1 Alexander Circle NW
Copyright	City of Edmonton

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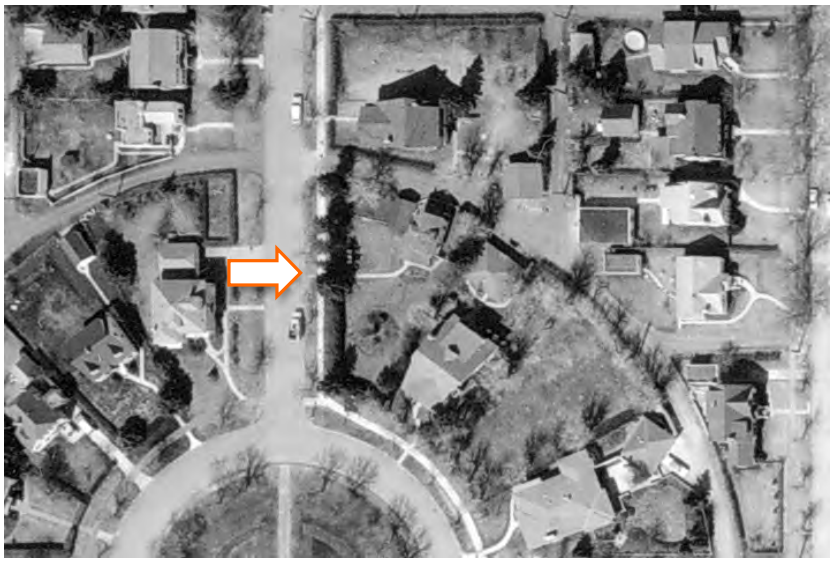
Historic Photo	
Caption	1965 aerial image of the Alexander Circle property on which the Ostolosky Residence would be built upon later in the decade. Note the original home on the property, built on the northeast corner of the lot.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	

Caption	1976 aerial image of the Ostolosky Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	
Caption	1986 aerial image of the Ostolosky Residence.
Date	1986
Photographer	Unknown
Copyright	City of Edmonton Archives (AS3434, Line 24, Frame 197)

2. Significance

Summary	The Ostolosky Residence, built in 1969, is significant as an early representative of a second wave of development in the Glenora neighbourhood in Edmonton **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Ostolosky Residence is further significant for its thoughtful and innovative design and for its association to original owner and architect of the residence, Elizabeth Ostolosky **(Theme Value – Architecture and Design and Person Value)**.

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	The Ostolosky Residence is also valued as an exquisite late Modern Ranch-style residence, a rare example of this scale in the Glenora neighbourhood **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☒ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1970s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton	

Historical Board	

3. Statement of Significance

Description of Historic Place	The Ostolosky Residence is situated on a large pie-shaped lot on the northeast corner of Alexander Circle in the Glenora neighbourhood in Edmonton. The one-storey Modern Ranch-style residence is sited angled on the lot with the long façade facing 133 Street. The residence is distinguished by its low rambling plan, hipped roof with hipped roof projections, large picture windows, and distinctive split-face sandstone veneer.
Heritage Value	The Ostolosky Residence, built in 1969, is significant as an early representative of a second wave of development in the Glenora neighbourhood in Edmonton. The house is located in the southern part of the neighbourhood, developed by Montreal grain merchant and real estate mogul, James Carruthers in 1911. Carruthers envisioned a high-end enclave for Edmonton's elite and instated a *Garden City Suburb* planning principle, popular during the first decade of the 20th century. *Garden City Suburbs* incorporated and built upon natural features of the subdivision landscape, highlighting an area's terrain with planned viewscapes, curvilinear roads, and small parklets incorporating endemic plantings. Set upon a scenic bench with beautiful views to the South Saskatchewan River, and in close proximity to the Lieutenant Governor's House to the east, the *Garden City Suburb*-planned Glenora community employed many aspects of the principle including curvilinear streets, wide setbacks, naturally landscaped parklets, and irregular lots that flowed with the natural terrain of the landscape. Carruther's also applied a restrictive caveat, known as the Carruther's Caveat (1911), which regulates for deeply setback homes allowing for private gardens, single family dwellings, and minimum value of construction ($4,000) for this lot. The Ostolosky Residence is situated in the northwest lot of Alexander Circle, a circular block, inspired by the *City Beautiful* movement. This movement, with its roots in the 1890s, endorsed buildings balanced within open green spaces, and geometric ordered roads, reminiscent of boulevards in Paris in order to create a beautiful city. Common to *City Beautiful* designs were wide, straight roads, which terminated in elegant civic spaces, traffic circles or circular roads. The centre of Glenora's concentric block was used in the early years as a hockey rink and baseball diamond,

	but was converted into a park in 1952 with a fountain built in the centre. The first building to be constructed on the property was a small garage, built in 1914 at the extreme northeast corner of the lot. First owners, American-born Allan M. (1875-926) and Lotta M. Jeffers (nee Moore, 1877-1955) began residing at the property shortly after. Allan was a prominent architect, designing the Alberta Legislature Building in partnership with Richard P. Blakey. With economic hardships of the First World War, a house was never constructed, instead, the garage was converted to a residence and expanded upon. The property was sold to George Saunders c1924 after Allan and Lotta moved to California. The first owners of the extant house, Elizabeth E. (nee Hys, b. circa 1936) and Dr. Raymond Ostolosky (1930-2007), unable to find a vacant lot on which to construct a new home for their family, approached Saunders in the 1960s, expressing an interest to purchase his property. While initially rejecting the offer, Saunder's estate would eventually sell the property to the Ostoloskys in 1966. They rented out the residence prior to demolishing it in 1969. The Ostolosky Residence is further significant for its thoughtful and innovative design and for its association to original owner and architect of the residence, Elizabeth Ostolosky. Ostolosky envisioned a space that would be both functional for all stages of life from starting a family to old age. She also designed the house to optimize views to the property's gardens and Alexander Circle, and sited the house angled on the property to maximize the use of the lot. The design is planned around the interior layout, ingeniously considering space and function through all stages of life. The house was designed as one storey to avoid the challenges of climbing stairs with young children and as seniors. Elizabeth, who worked at home, positioned her office near the front of the house, away from her two childrens' bedrooms and play area. The office was also easily accessible via the front door for visiting clients. Raymond, a gynecologist at the Royal Alexandra Hospital, was on call at night, and consideration was made in the design to allow separate space for him to get ready without waking Elizabeth. The laundry room was situated on the main level and had access to a window with a laundry line in the rear yard. Large windows were purposely installed on the front elevation to view Alexander Circle fountain.

	Elizabeth, who acquired a degree in Architecture from the University of British Columbia in 1965, worked for approximately two years with Edmonton-based Diamond-Clarke & Associates prior to opening a small practice out of her home. She was also involved in the development with her brother, Walter, of the Hys Centre, a medical-residential complex adjacent to the Royal Alexandra Hospital. She owned and managed the property for 10 years following its completion. Elizabeth continues to live at 1 Alexander Circle. The Ostolosky Residence is also valued as an exquisite late Modern Ranch-style residence, a rare example of this scale in the Glenora neighbourhood. Inspired by Frank Lloyd Wright, with elements of West Coast Modern, the house features a long rambling plan with skilfully crafted rustic split-face sandstone veneer, and oversized window assemblies, bringing transparency and natural light into the space. Double decorative wooden doors, tucked under an extended projecting front hipped roofline were acquired from Seville, Spain. Elizabeth and her German stonemason subcontractor, Jan Berkenbosch, hand picked sandstone from farmer's fields around Edmonton. In the interior, a cedar-clad pyramidal ceiling rises over a family room and fireplace adjacent to the kitchen, a large sunken living room greets those accessing the residence from the front entrance, and teak trim in the interior and exterior, adds texture to the otherwise neutral interior. The Ranch Modern style was popularized by Cliff May, an innovative California builder and Sunset Magazine, with articles regularly published on the Ranch style through the 1950s to 1960s. Due to the large lots required for their designs, the style is rare in Edmonton.
Character Defining Elements	The key elements that define the heritage character of the Ostolosky Residence include, but are not limited to its: - location on a large pie-shaped lot on the northeast side of Alexandra Circle in the Glenora neighbourhood; - sited angled to the southeast; close set backs on the lot and accessible by a lane on the north of the property; - landscape elements including: mature conifers and deciduous trees predating the construction of the house; stone-lined gardens; detached garage with brick cladding with breezeway connecting to house on north side of lot accessed on 133 Street; tree-lined street; landscaped setbacks; - form, scale and massing as expressed by its: one-storey form with full basement; hipped roof with projecting hipped at front

	and side façades; wide eaves with closed wooden soffits; - construction materials including: nailed wooden-frame structure; concrete foundation; irregular coursed split-face sandstone veneer with grey mortar; vertical wooden siding on side facades; red brick cladding at rear of house; - Modern-style detailing including its: low-pitched hipped rooflines; broad and low one-storey form; house built low to ground; patterns of three oversized windows; broad exterior chimney with fieldstone and capped with chimney pots; front door placed asymmetrically on front façade, and positioned under front hipped projection serving as a porch roof; - original fenestration including: triple assembly fixed wooden-sash windows at front façade grouped near corner with large fixed picture window directly on west facade; groupings of three windows with fixed window above with sliding window below on west façade; sliding window at side facades; original wooden double doors with decorative detailing; and - interior details such as: room layout; sunken living room with pyramidal ceiling clad in cedar plans; original hardware doors, and teak trim; built-ins.

4. Additional Information

Owner(s)	Elizabeth Ostolosky
Owner(s) Address	1 Alexander Circle
Additional Information	Windows sourced from father's company
Nominator Contact information	
Evaluation Author	Donald Luxton & Associates

Municipal Heritage Planner's Mandatory Documentation

and Contact Information	403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Ostolosky Residence, built in 1969, is significant as an early representative of a second wave of development in the Glenora neighbourhood in Edmonton **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Ostolosky Residence is further significant for its thoughtful and innovative design and for its association to original owner and architect of the residence, Elizabeth Ostolosky **(Theme Value – Architecture and Design and Person Value)**. The Ostolosky Residence is also valued as an exquisite late Modern Ranch-style residence, a rare example of this scale in the Glenora neighbourhood **(Theme Value – Architecture and Design)**.
Period of Significance	1970s
Chronology of Alterations	Unknown – replacement of garage door Unknown – installation of marble at front entry and on riser of sunken living room
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design is almost totally original. Environment ☒ Yes ☐ No ☐ Not Applicable The residential nature of the environment has not changed. Materials ☒ Yes ☐ No ☐ Not Applicable The original materials are expressed and in excellent condition. Workmanship ☒ Yes ☐ No ☐ Not Applicable The original workmanship, especially in the stonework, is intact and in excellent condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the residence is intact. Association ☒ Yes ☐ No ☐ Not Applicable The association is intact.

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Statement of Integrity	The Ostolosky Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The residence has retained a high level of integrity overall including its form, scale, and massing, wooden trim elements, and some windows. - Roof: The roof is in excellent condition with no areas of lifted asphalt or damaged rain-water-leaders or downspouts. The wooden soffits appear to be in good condition and have been recently stained. - Foundation: The concrete foundation is in excellent condition with only small areas of cracks. - Cladding: the split-face sandstone cladding is in superb condition with no visible areas of mortar loss. The vertical wooden siding is in excellent condition. The brick cladding on the rear of the house is in excellent condition. - Windows: The windows are all original and in excellent condition. - Doors: The double front doors are in excellent condition. - Chimney: The chimney is in good condition with minor staining at the chimney top. - Porches: The concrete pad on the open porch is in good condition. - Garage: The cladding on the garage wall is in excellent condition. - Interior: Interior elements have been well maintained.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Paterson Residence		
Address	9 Alexander Circle NW		
Neighbourhood	Glenora		
Legal Description	2803AF;1141;2		
Geographic Position	53.544001	-113.551649	NAD83
Site Area	916.533m^2		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Eclectic Period Revival		
Architect	n/a		
Builder	Robert Gillies		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the build out of the	**Style/Design/Construction** Valued as an intact and representative example of the eclectic Period Revival	

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worksheets)	Alexander Circle at the heart of Edmonton's Glenora neighbourhood	architectural style
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)		
	☐ Prehistoric Alberta	☐ Work and Leisure
	☐ Fur Trade	☐ Spiritual Life
	☐ Aboriginal Life	☐ Business and Industry
	☐ Resource Development	☐ Law Enforcement
	☐ Transportation	☐ Military
	☐ Agricultural Development	☐ Education
	☒ Urban Development	☐ Sports
	☐ Politics and Government	☐ Intellectual Life
	☐ Health	☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Paterson Residence, looking to the south.
Location	9 Alexander Circle NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	View of the east elevation of the Paterson Residence, looking to the west. Attached garage was constructed between 1965 and 1976.
Location	9 Alexander Circle NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Partial view of the front (left) and west (right) elevations of the Paterson Residence, looking to the south.
Location	9 Alexander Circle NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of gable dormer on the front elevation of the Paterson Residence.
Location	9 Alexander Circle NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of an original multi-light wood window on the front elevation of the Paterson Residence.
Location	9 Alexander Circle NW
Copyright	City of Edmonton

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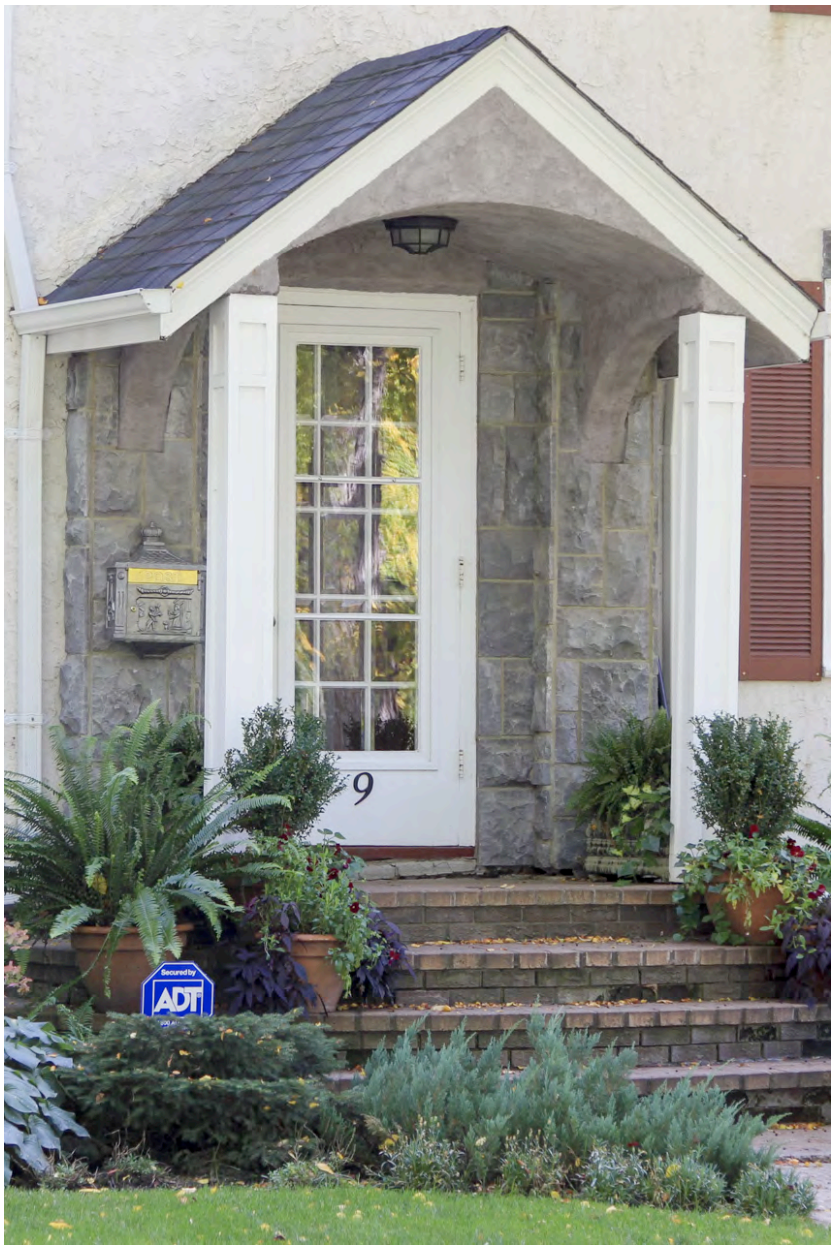
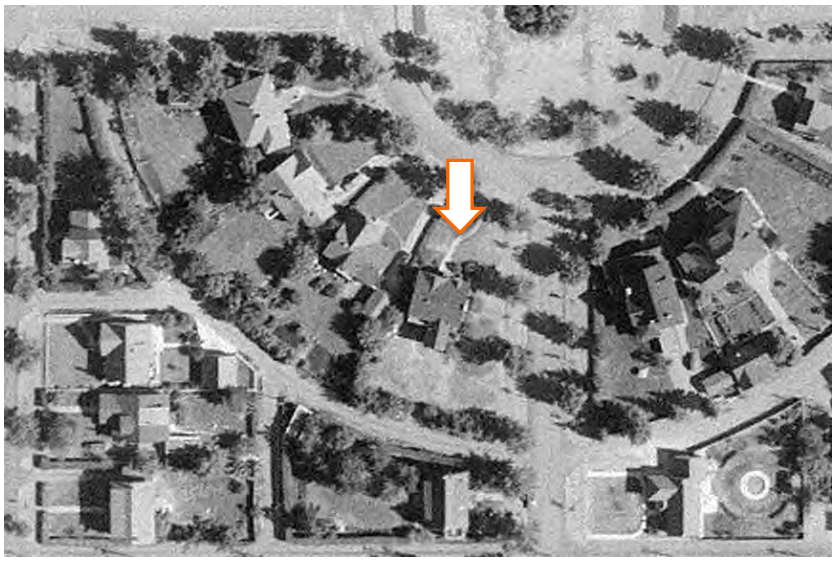
Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Paterson Residence.
Location	9 Alexander Circle NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	View of the Paterson Residence shortly after its construction in 1930.
Date	1930
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-5539)
Historic Photo	
Caption	1952 aerial image of the Paterson Residence.
Date	1952

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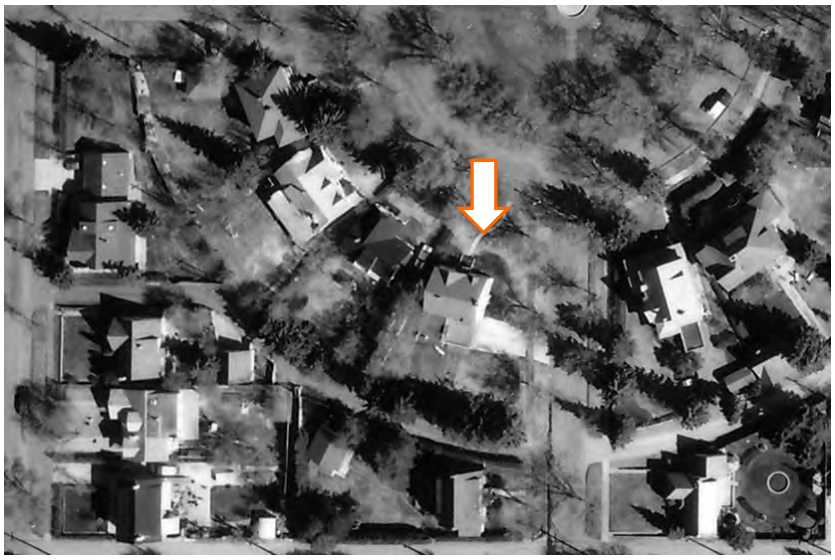
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Paterson Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	

Caption	1976 aerial image of the Paterson Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	This site is significant because… Built in 1930, the Paterson Residence is valued for its association with the build-out of the Alexander Circle at the heart of Edmonton's Glenora neighbourhood and its association with the Golden Age of architecture in the neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Paterson Residence is further significant for its unique eclectic Period Revival style **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

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Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Paterson Residence is a two storey eclectic Period Revival-style residence situated in Edmonton's historic Glenora neighbourhood. Located on a corner lot bordering 133 Street in the Alexander Circle, the residence is in an area located east of the Ramsay Ravine and north of Edmonton's River Valley. The Paterson Residence is identifiable by its side-gabled roof and off-centred large gabled wall dormer along the front facade, and gabled through-the-cornice dormer, open projecting gabled porch and tapered external chimney along the east elevation. Newer stucco cladding and stone quoining have been added, along with an attached, flat roof garage and open balcony opening onto 133 Street.
Heritage Value	Built in 1930, the Paterson Residence is valued for its association with the build-out of the Alexander Circle at the heart of Edmonton's Glenora neighbourhood and its association with the Golden Age of architecture in the neighbourhood. The area is part of the Glenora subdivision that was surveyed by Alberta Land Surveyor, Richard H. Knight in 1911. The land was originally owned by Malcolm Groat as part of River Lot 2 until he sold it in 1903 to William T. Tretheway who planned to sell off lots as investment properties in Montreal. The venture did not take so Tretheway sold the property to Montreal real estate developer, James Carruthers. Carruthers had envisioned a neighbourhood designed according to the principals of the *Garden City Suburb*, intending to promote an appreciation for natural beauty among Edmonton's business and professional class. In collaboration with the Carruther's Caveat, passed in 1911, this aesthetic would be cultivated through its positioning overlooking the Edmonton River Valley, a street pattern following the natural contours of the landscape, and large setbacks for private gardens. At the heart of the subdivision plan is a circular block, with a public garden space at its centre. For decades, Alexander Circle went unnamed, initially just the intersecting point of Peace (103) Avenue and 133 Street. In its early years, the circular lot at its centre was used as a baseball diamond in the summer and hockey rink for the Connaught Rangers in the winter. In 1952, the circle was converted into a park and a fountain was placed at its centre. Residents petitioned in 1958/59 to rename it in honour of Harold Rupert Leofric George Alexander, 1st Earl Alexander of Tunis, a decorated British military officer and the Governor General of Canada from 1946-1952. The motion was defeated at City Hall, but eventually it became Alexander Circle in 1991. Alexander Circle

	was almost entirely built-out by the late 1920s with grand palatial properties designed in a variety of Period Revival styles. The Paterson Residence was built for its long-time occupants, Herbert and Alice Paterson. A building permit was obtained by contractor Robert Gillies in 1929 but the site was not completed until 1930. Gillies also constructed the nearby home at 11 Alexander Circle with a similar side-gabled roof and another residence at 10230 - 132 Street that was demolished in 2008. The home's original owner, Herbert Paterson (1890-1975) came to Canada from the United States in 1904, arriving in Winnipeg to work for the Prince Albert Lumber Company. He married Alice Dian Pell (1900-1957) and together, they moved to Edmonton in 1925. At the time that their home was built, Herbert was employed as the Sales Manager with Sinclair Spruce Lumber Co. During this period, Edmonton was embarking on the Great Depression where many families lost their jobs and homes. Herbert maintained his position at the lumber company and would continue to occupy the residence for over 40 years. Alice was active in the Women's Musical Club and Handicraft Guild and following her early death in 1957, Herbert remained in the house for 15 more years then retired and left for British Colombia in 1972. After several years of vacancy, the next long term occupants were Bonnie and Kenneth Hope, a barrister with Milner and Steel. The Paterson Residence is further significant for its unique eclectic Period Revival style. The Revival Movement exploded in North America during the first half of the 20th century. It was marked by a renewed interest in earlier English and Dutch building styles that were common on the eastern seaboard in the early 1800s and gained popularity again in the post First World War period in a time of entrenched traditionalism. This style preference, aligned with a trend towards paired-down detailing is demonstrated by the residence's single cladding material and lack of elaborations. The residence also displays some French Eclectic influences with its large rectangular massing, stucco cladding, prominent wall dormer and gabled through-the-cornice dormer. The large multi-light windows and gabled open portico over the entryway are variations of the Period Revival style.
Character Defining Elements	Key elements that define the heritage character of the Paterson Residence include, but are not limited to its: - location on Alexander Circle, in the Edmonton

	neighbourhood of Glenora; west of the Ramsay Ravine and north of Edmonton's river valley; - siting on a trapezoid-shaped corner lot setback from the street on two sides; large manicured lawn with decorative shrubbery; curved walkway to front entry stairs; - form, scale and massing as expressed by its: two storey height with full basement; original rectangular plan; side-gabled roof with gabled wall dormer and gabled through-the-cornice dormer; gabled open porch on centre of façade; three-sided bay with no windows on west façade; - wooden-frame construction including: concrete foundation with stamped parging; single material stucco cladding; wooden trim; - Eclectic Period Revival-style elements such as: large rectangular massing with side-gabled roof and pointed bargeboards; multi-light windows; stucco drip mould over window in dormer; wall dormers; central gabled portico roof over open front entryway; simplicity in form and lack or ornamentation; external, stucco-clad tapered chimney on east façade; - original fenestration such as: single-assembly, 7-over-1 wooden-sash single-hung windows with 1-over-1 wooden storms on lower storey; single-assembly, 4-over-1 wooden-sash single-hung windows with 1-over-1 wooden storms on upper storey; single-assembly, 3-over-1 wooden-sash single-hung windows with 1-over-1 wooden storms on upper facade; multi-light wooden front door and wooden multi-light screen door on front elevation; and - additional elements including: internal red brick chimney .

4. Additional Information

Owner(s)	
Owner(s) Address	

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Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… Built in 1930, the Paterson Residence is valued for its association with the build-out of the Alexander Circle at the heart of Edmonton's Glenora neighbourhood and its association with the Golden Age of architecture in the neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Paterson Residence is further significant for its unique eclectic Period Revival style **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	**1965-1976** • Original gable projection at rear of residence demolished and replaced with extant attached garage. **Post-1990s** • exterior re-clad in newer stucco • Rear addition constructed, allowing for a full-width patio above addition and previously constructed garage.stone quoining and detailing around front entrance and above windows added • stucco drip moulds above windows replaced with stone heads • front steps replaced with brick and stucco-clad closed balustrade removed • support pillars added to front porch gable • decorative shutters added to windows on all facades
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained and remains the same from the front and side facades. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood west of the Ramsay Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable With the exception of the stucco cladding and some additional detailing, all of the original materials are intact.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Paterson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact; in general, the residence is in very good condition with a high degree of its original fabric intact. The addition on the rear elevation is visible from the street as it is a corner lot; however the front and side elevations have remained intact. - Foundation: The concrete foundation was not observable. - Cladding: The exterior stucco cladding is a newer addition and it is in good condition without any signs of cracking or material loss. Stone quoining and cladding has been added to the front entrance. - Roof: The roof exhibits no sagging or bulges. There is no damage or loss of the asphalt shingles. - Roof elements: the wooden bargeboards are in good condition, with no signs of paint failure or loss of material. - Windows: The home retains its original window openings and windows. With the exception of basement windows, all original windows are intact with storms. There are no signs of damage to the glass or paint failure on the wooden elements. Several of the original stuccoed drip moulds have been replaced with parged stone heads. - Doors: The original front door and screen door on the front elevation are intact and in good condition. - Chimney: The external chimney has been re-clad in newer stucco, but it is otherwise intact and in good condition. The condition of the internal brick chimney could not be assessed.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Fane Residence		
Address	12 Alexander Circle NW		
Neighbourhood	Glenora		
Legal Description	2803AF;114;5		
Geographic Position	53.544354	-113.552282	NAD83
Site Area	924.176 m^2		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Arts and Crafts		
Architect	n/a		
Builder	Daniel McAfee		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the development of	**Style/Design/Construction** Valued for its exquisite Arts and Crafts style elements and clink brick cladding	

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worksheets)	Alexander Circle in the Glenora Neighbourhood **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Fane Residence, looking to the west.
Location	12 Alexander Circle NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	View of the north elevation of the Fane Residence, looking to the south.
Location	12 Alexander Circle NW
Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the rear elevation (left) of the Fane Residence, looking to the south. The two-door detached garage is accessed off of 103 Avenue.

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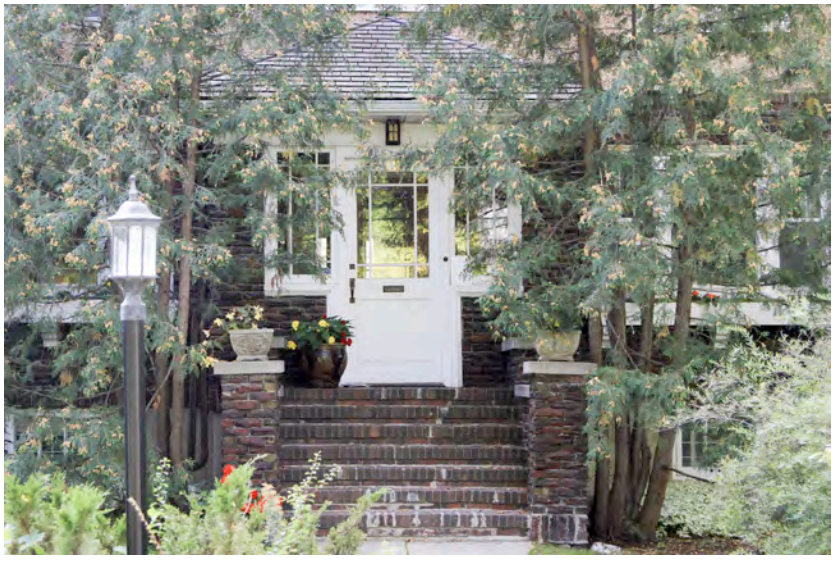
Location	12 Alexander Circle NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front (right) and south (left) elevations of the Fane Residence, looking to the northwest.
Location	12 Alexander Circle NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	Detail of the main entryway on the front elevation of the Fane Residence.
Location	12 Alexander Circle NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Fane Residence.
Location	12 Alexander Circle NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the parged foundation and basement window with original wood storm on the north elevation of the Fane Residence.
Location	12 Alexander Circle NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of a triple assembly wood window on the front elevation of the Fane Residence.
Location	12 Alexander Circle NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of a multi-light wood window on the north elevation of the Fane Residence.
Location	12 Alexander Circle NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of two clinker brick chimneys on the Fane Residence.

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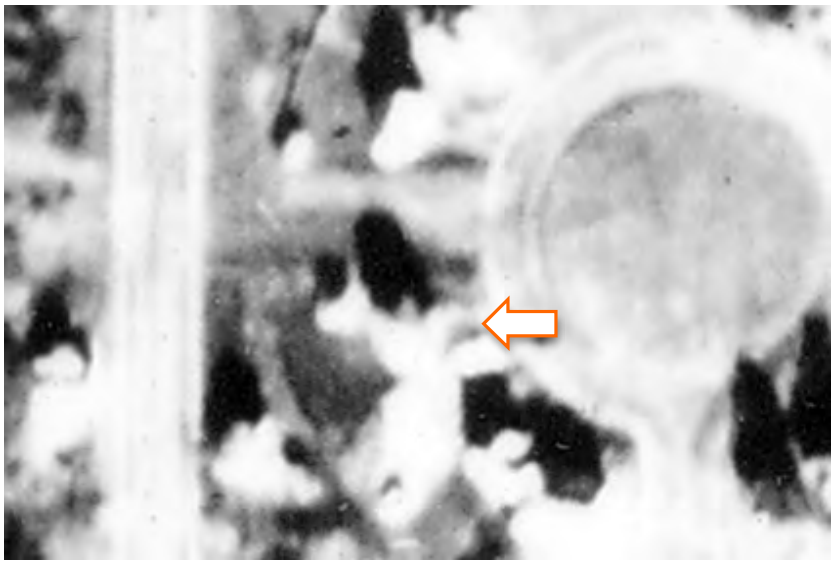
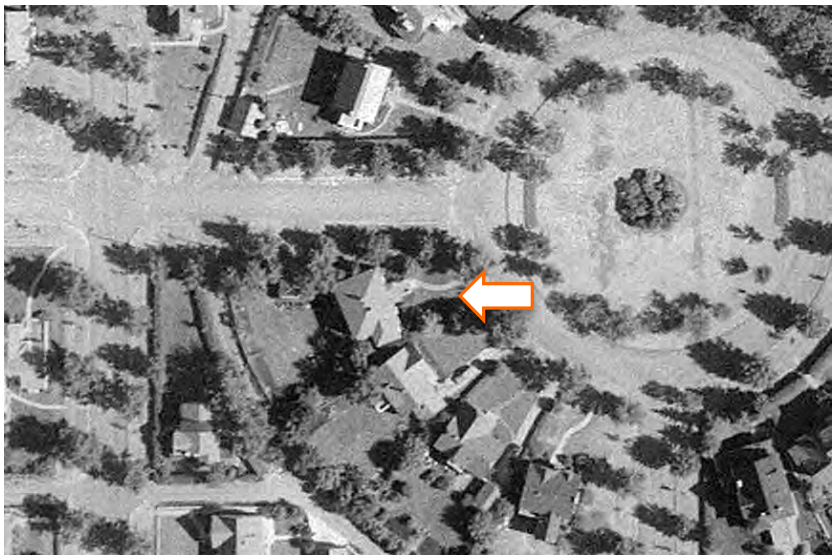
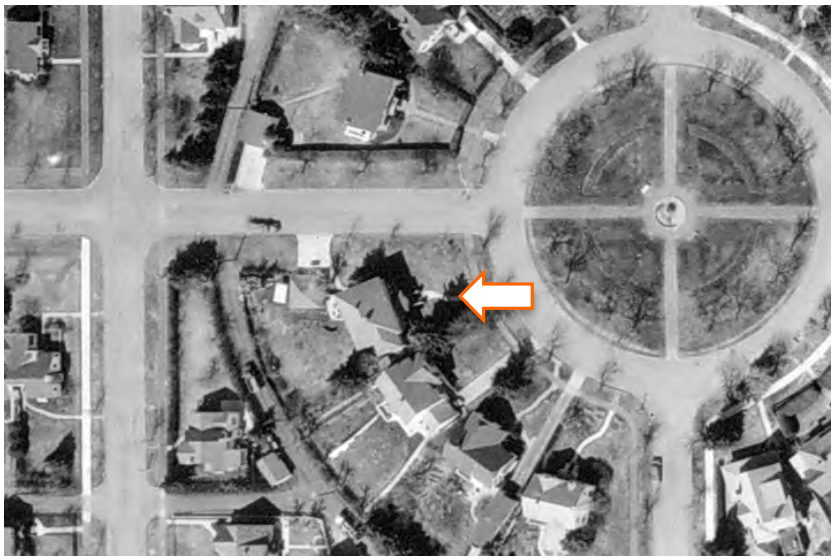
Location	12 Alexander Circle NW
Copyright	City of Edmonton
Historic Photo	
Caption	1930 aerial image of the Fane Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	

Caption	1952 aerial image of the Fane Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Fane Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Fane Residence, built in 1929, is valued for its association with the development of Alexander Circle in the Glenora neighbourhood during the Golden Age of architecture in the late 1920s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Fane Residence is further significant as an exquisite example of

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	Arts and Crafts style and for its high quality materials including clinker brick which was popular in Edmonton during the early 20th century **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Fane Residence is a grand two-storey Arts and Crafts residence situated in Edmonton's historic Glenora neighbourhood. Located on a trapezoid-shaped corner lot in Alexander Circle at the intersection with 103 Avenue, the residence is identifiable by its large rectangular massing, clinker brick and stucco cladding, medium hipped roof with cedar shingles, prominent enclosed porch with brick stairs and balustrade centred on the front façade, two internal clinker brick chimneys and multi-assembly windows with brick heads and sills.
Heritage Value	The Fane Residence, built in 1929, is valued for its association with the development of Alexander Circle in the Glenora neighbourhood during the Golden Age of architecture in the late 1920s. Alexander Circle is part of the Glenora subdivision surveyed in 1911 from land originally held by Malcolm Groat as part of River Lot 2. In 1905, Montreal real estate developer James Carruthers, purchased the property and embarked on a development scheme inspired by the *Garden City Suburb*. In contrast to Edmonton's grid-based road system, Glenora's streets were laid to follow the contours of the natural environment, with landscaped boulevards, large house setbacks and cultivated garden space to inspire and entice the city's business and political elites. In 1911, to enforce his vision for Glenora, Carruthers placed a restrictive caveat (the Carruthers Caveat) that specified minimum house prices and large setbacks from the street, restricting development to those Edmontonians with financial means. The Glenora neighbourhood is one of the best-preserved *Garden City Suburb* neighbourhoods in the country. Located at the centre of the Glenora neighbourhood, the Alexander Circle is the ultimate manifestation of Carruther's intentions for the community. The area was not formally called Alexander Circle until 1991 although naming efforts began in 1958. It was named in honour of Earl Alexander of Tunis, the Governor General of Canada from 1946-1952. The Fane Residence conforms to the *Garden City Suburb* aesthetic with its irregular lot shape, large setback from the street, manicured landscape and orientation facing the public garden space at the centre of the circle. Many of the neighbourhood's finest residences were constructed in the late 1920s to early 1930s, despite financial constraints of the Depression era. The residence was constructed for its original occupants, Morgan

	and Edith Fane. Morgan William Edward Fane (1886-1968) was born in Toddington, Bedfordshire, England and immigrated to Canada in 1906. In 1910, he married the daughter of his business associate, Edith Dorcas Fuller (1892–1974) and spent his career in auto-body work and upholstery. In 1929, near the onset of the Great Depression, the couple acquired a building permit for their residence, and their home was built by contractor Daniel McAfee (1881-1967) at a cost of $7,000. At this time, William was the president and manager of his company, Fane Auto Works Ltd. The 1930s were a difficult time for Edmonton, as the economy plummeted it forced many people out of work and their homes. In 1935, William ended his business and the Fanes left Edmonton for British Columbia. The residence came into the possession of the Ontario Loan & Debenture Co. who continued to own the property for the remainder of the decade. During this period, it was occupied by J.D. Gunn (1936-37) followed by James Walker (1938-40), managers with the National Trust Co. and Canadian Bank of Commerce respectively. In 1941, the residence was sold to the Smiths, Doris (1905-1986) and Sidney Bruce (1899-1984), an accomplished lawyer who would later serve as Chief Justice of Alberta. Sidney enrolled at the University of Alberta at the age of 15, completing a bachelor's degree in 1919 followed by a law degree. He articled in Edmonton with Frank Ford and was called to the bar in 1921. After a brief period at A.A. McGillivray's Calgary-based law firm in 1929, he returned to Edmonton and established Smith Clement & Co. (later Smith Clement Parlee & Whittaker) in 1931. The Smiths would occupy the Fane Residence throughout Sidney's tenure at his practice, finally moving in 1955. Sidney would continue at his firm until 1959, when he was appointed to the Supreme Court of Alberta and later served as the province's Chief Justice from 1961-1974. As head of the Alberta courts, Smith was involved with the design of Edmonton's law courts building, a stunning example of Brutalist architecture that was dubbed "Fort Smith". After the Smiths, the residence was sold to Dr. Bruce Cameron, a local dentist, and his wife, Noreen. The Fane Residence is further significant as an exquisite example of Arts and Crafts style and for its high quality materials including clinker brick which was popular in Edmonton during the early 20th century. The Arts and Crafts architectural style was part of a broader artistic and social movement developed in Britain in during late

	1800s as a response to industrialization and the mass production of goods. It sought a return to simple, elegant handcrafted designs using natural materials that encouraged an interplay with the outdoors. Its popularity in North America spiked with the publication of Gustav Stickley's magazine, *The Craftsman*. The principals of Arts and Crafts were not restricted to a specific built form, but could be applied to bungalows, Tudor Revival, Prairie or other homes types. The vernacular Prairie form of the Fane Residence demonstrates its Arts and Crafts influence in the use of natural cladding elements, including cedar shingles and brick cladding, the wooden garden boxes beneath the windows on the front façade as well as its simple but handsome design. The materiality of the Fane Residence is also significant as the clinker brick cladding was an aesthetic choice almost exclusive to Edmonton during the early 20th century. Clinker bricks were formed from uneven heat generated by kilns, producing harder and darker bricks with varying hues. While clinkers were often discarded, they became fashionable in Edmonton but not in other Alberta communities. There are over 150 clinker brick houses in Edmonton compared to only a handful in other Alberta communities. The Fane Residence is one of these residences and it stands as a vestige of this period in Edmonton's built history.
Character Defining Elements	Key elements that define the heritage character of the Fane Residence include, but are not limited to its: – location on Alexander Circle, in the Edmonton neighbourhood of Glenora; – siting on an irregular corner lot with large setback from the streets on two sides, abutting a grassy boulevard lined with mature trees; manicured lawn with mix of deciduous trees and shrubbery; – form, scale and massing as expressed by its: two storey height with full-height basement; rectangular plan; medium-pitched hipped roof with boxed eaves; two storey hipped roof projection along front façade; hipped roof enclosed porch centred on front façade; hipped roof enclosed porch off-centred on rear façade; – wooden-frame construction including: concrete foundation with stamped parging; clinker brick running bond cladding on first storey façade with soldier course at water table and header course at first to second storey transition; stucco on second storey façade; wooden trim; – Arts and Crafts style elements such as: contrasting rustic

	cladding; internal brick chimneys with chimney caps ; garden boxes beneath front windows with scroll cut brackets; multi-light windows; enclosed porch with brick steps and clinker brick balustrade with concrete caps; and – original fenestration such as: single, double and triple assembly rectangular window openings; single-assembly, 3-light wooden sash windows with 3-light wooden storms in basement; triple assembly, 3-over-1 wooden-sash single-hung windows with fixed window at centre on first storey façade; double-assembly, 4-over-1 wooden-sash windows with brick heads and sills on first storey façade; single-assembly, multi-light wooden-sash windows with brick headers and sills on first storey façade; multi-light wooden-sash fixed sidelights at front entrance; single and double-assembly, 4-over-1 wooden-sash windows on second storey façade; wooden storm door with decorative light.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by	October 25, 2016

Municipal Heritage Planner's Mandatory Documentation

HRRP	
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Fane Residence, built in 1929, is valued for its association with the development of Alexander Circle in the Glenora neighbourhood during the Golden Age of architecture in the late 1920s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Fane Residence is further significant as an exquisite example of Arts and Crafts style and for its high quality materials including clinker brick which was popular in Edmonton during the early 20th century **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	**Unknown (post-1980s)** • Original wooden storm windows replaced • Original soffits replaced with aluminium
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The house maintains its original location. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the house has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The house retains its residential setting. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of craftsmanship is evident by its condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The house retains is historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be used as a residence.
Statement of Integrity	The Fane Residence maintains all aspects of integrity necessary for it to convey is significance/heritage value. The Fane Residence overall is in very good condition with its

	form, scale and massing intact. The house also retains a high level of integrity of its original materials. – Foundation: The concrete foundation is intact with some minor parging cracking on the front porch that has been repaired with unsympathetic materials. – Cladding: The original clinker brick cladding and stucco cladding are in good condition. No missing bricks were noted. Some minor unsympathetic repointing noted on several façades as well as along brick steps. – Roof: There are no signs of damage or structural issues with the roof. There are no missing or split shingles noted. – Roof Elements: The original soffits have been replaced with aluminium. – Windows: The home retains its original window openings and wooden windows. Some original wooden storms have been replaced on the first and second storey façades. There are no signs of damage or paint loss to the original wooden elements. – Doors: The wooden storm door on the front façade is intact and there are no signs of damage or paint loss. The interior door was not visible. – Chimney: Clinker brick chimneys are in good condition with no evidence of brick or mortar loss.

City of Edmonton
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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Kenwood Residence		
Address	15 Alexander Circle NW		
Neighbourhood	Glenora		
Legal Description	2803AF;90;11		
Geographic Position	53.544987	-113.552167	NAD83
Site Area	848.92m²		
Contributing resources	n/a		
Date of Construction	c1924		
Architectural Style	Arts and Crafts		
Architect	n/a		
Builder	Robert H. Rae		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme** The Kenwood	**Style/Design/Construction** The Kenwood Residence is	

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Significance (see attached worksheets)	Residence is valued as an early and exceptional example of the nature of residential architecture present on Alexander Circle during Glenora's Inter-war development, which contributes to the community's unique *Garden City Suburb* plan. Fronting Alexander Circle, the Kenwood Residence is also significant for its association with this unique community green space. valued as an elegant expression of residential Arts and Crafts architecture constructed by notable Glenora contractor Robert H. Rae. **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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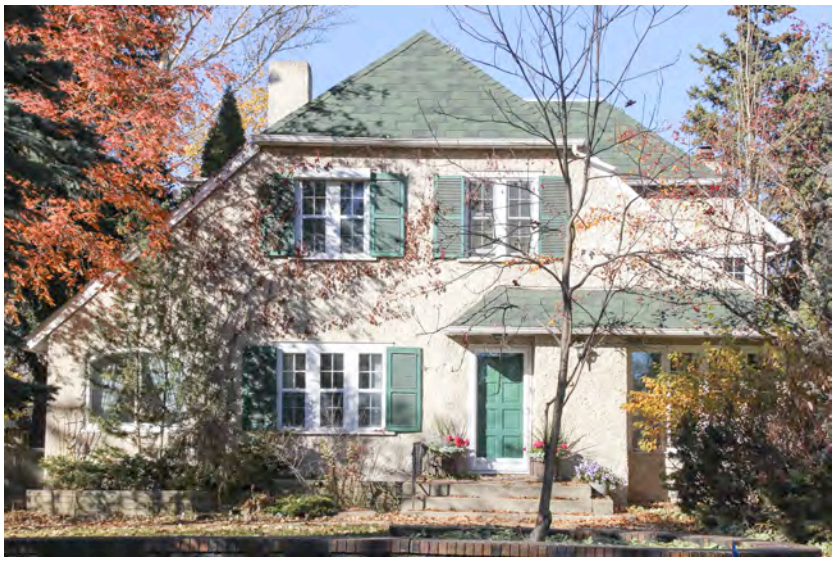
Image 1 Description	
Caption	View of the front elevation of the Kenwood Residence, looking to the northwest.
Location	15 Alexander Circle NW
Copyright	City of Edmonton

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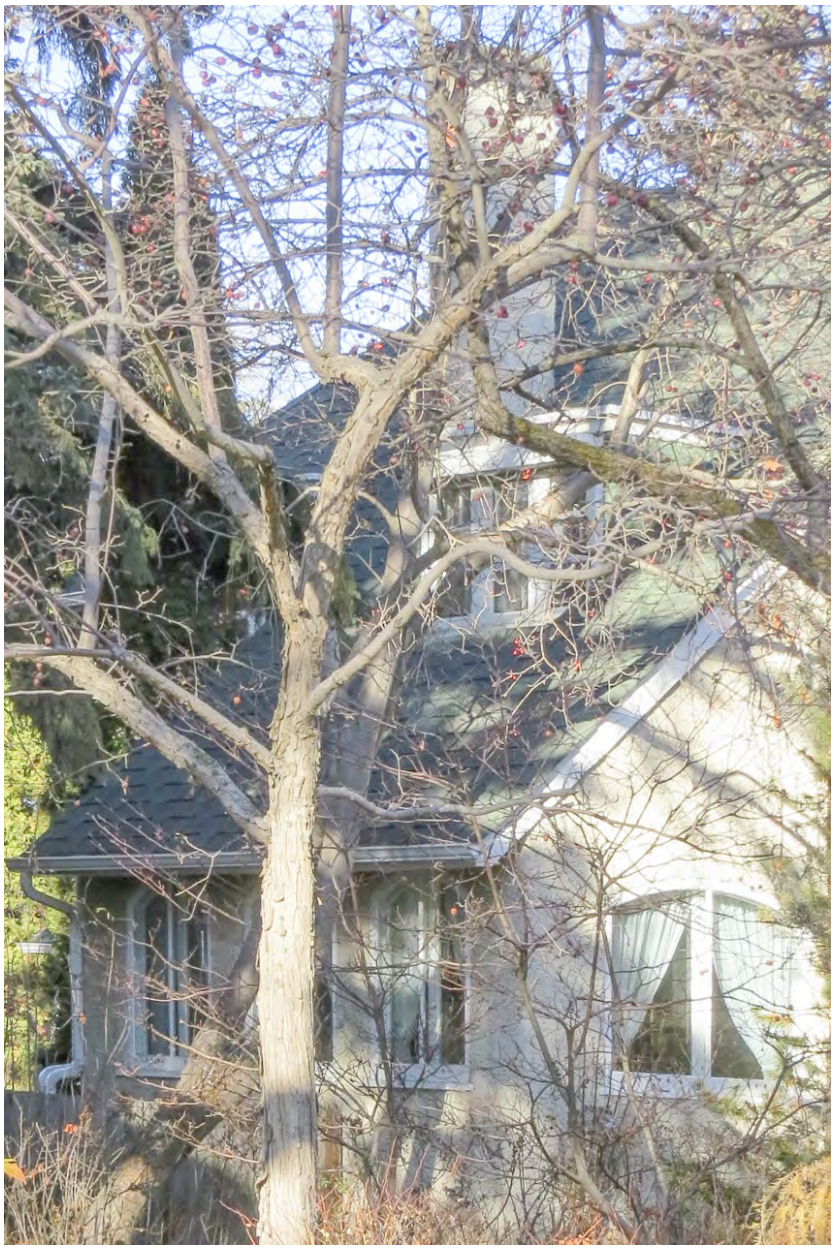
Image 2 Description	
Caption	Partial view of the southwest elevation of the Kenwood Residence, showing its dormer, stuccoed chimney, and collection of segmental arch fenestrations. Looking to the north.
Location	15 Alexander Circle NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	Partial view of the rear elevation of the Kenwood Residence with detached garage. Looking to the east.
Location	15 Alexander Circle NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the two fenestrations in the jerkin-head gable on the front elevation of the Kenwood Residence.
Location	15 Alexander Circle NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of a triple assembly wood window on the front elevation of the Kenwood Residence.
Location	15 Alexander Circle NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Kenwood Residence.
Location	15 Alexander Circle NW
Copyright	City of Edmonton

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Historic Photo	
Caption	Detail of an aerial image showing the extent of construction around what would be later known as Alexander Circle in 1929. An arrow marks the Kenwood Residence.
Date	1929
Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)
Historic Photo	

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Caption	View of the front elevation of the Kenwood Residence in 1978.
Date	13 May 1978
Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R113-06A)
Historic Photo	
Caption	Construction of the rear addition on the Kenwood Residence, and a new detached garage in 1978.
Date	13 May 1978
Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R113-07A)

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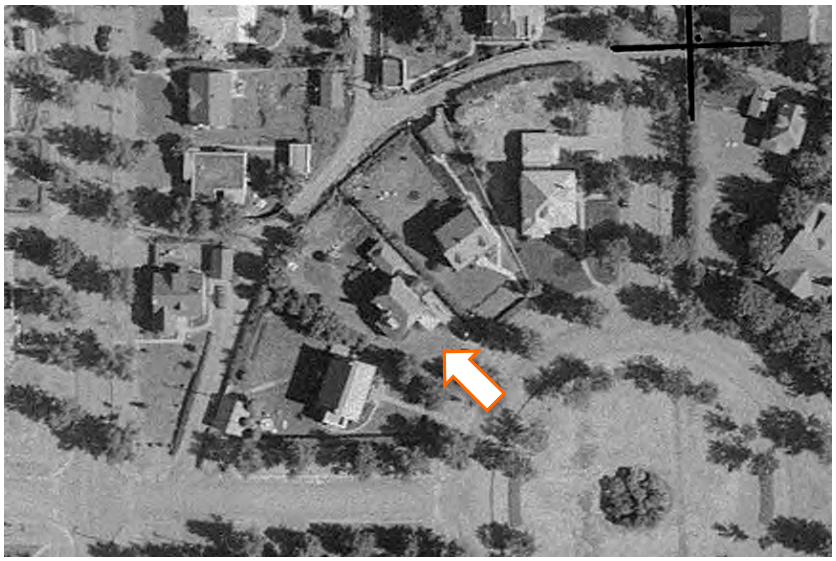
Historic Photo	
Caption	1930 aerial image of the Kenwood Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	
Caption	1952 aerial image of the Kenwood Residence.
Date	1952

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Kenwood Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Kenwood Residence is valued as an early and exceptional example of the nature of residential architecture present on Alexander Circle during Glenora's Inter-war development, which contributes to the community's unique *Garden City Suburb* plan **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Fronting Alexander Circle, the Kenwood Residence is also significant for its association with this unique community green space **(Theme Value – Sports and Recreation).**

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	The Kenwood Residence is valued as an elegant expression of residential Arts and Crafts architecture constructed by notable Glenora contractor Robert H. Rae **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by	

Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Kenwood Residence is a one and one-half storey house designed in the Arts and Crafts-style. The house is characterized by its rough-cast stucco cladding, jerkin head front-gabled roof, asymmetrical lower façade with a pent roof overhanging the front entry, and multiple multi-assembly windows. The home is situated on a pie-shaped lot on Glenora's Alexander Circle, with spacious landscaped front yard, deep setbacks, and surrounded by many of Glenora's earliest homes. The house is located in the southeast part of Edmonton's inner-city community of Glenora, south of Stony Plain Road.
Heritage Value	The Kenwood Residence, built in 1924, is valued as an early and exceptional example of the nature of residential architecture present on Alexander Circle during Glenora's Inter-war development, which contributes to the community's unique *Garden City Suburb* plan. The house is located on land included in the 1911 Glenora subdivision. The subdivision, registered by James Carruthers and surveyed by Richard H. Knight, was the final portion of Carruthers' land holdings to be subdivided and applied to the land between Stony Plain Road and the North Saskatchewan River valley. The subdivision is unique for Edmonton, incorporating aspects of *Garden City Suburb*, traditional gridiron street layout, and central circular public green space (Alexander Circle). *Garden City Suburb* was an urban adaptation derived from Ebenezer Howard's 18th century *Garden Cities*. A key characteristic of *Garden City Suburb* was consideration of the natural landscape. Streets were integrated into the contours of the landscape resulting in the curvilinear streets, non-traditional lot shapes, public greenspaces, and small parkettes, all of which can be found in Glenora. Glenora is one of the most intact examples of a *Garden City Suburb* neighbourhood in Canada. To compliment Glenora's unique layout, Carruthers established the Carruthers Caveat. The caveat regulated setbacks; single residential dwellings only; positioning of a dwelling on a lot; and value of construction. The community's unique plan and the caveat, in addition to its proximity to downtown Edmonton with easy access via the Groat Bridge or streetcar line, made the Glenora highly attractive to Edmonton's affluent residents. The scale, design, construction materials, and finishes reflect the economic position of the extant home's original owner and is indicative of the high-valued homes built on Alexander

	Circle. The Kenwood Residence is further valued for its association with Alexander Park, a unique community green space situated in the 'heart of Old Glenora' (Farnell). In its early years, the park was used as a sports field for impromptu sporting events, baseball games, skating, and served as home ice for the local 'Connaught Rangers' hockey team. Owned by the city since 1912, it was originally unnamed; but, known locally as 'Glenora Circle,' with the surrounding homes possessing street addresses on 133 Street NW. In 1951, residents of the circle requested the city change the street name to Alexander Circle (in honour of Earl Alexander of Tunis, Canada's governor general at the time). The city did not approve the change, believing the 1913 numeric system was better suited for postal service efficiency. In 1952, partly motivated by sports-related property damage, residents conceived and funded the greenspace's conversion to a manicured park with formal plantings and ornate fountain. In 1958-1959, the residents again petition to change the name of the circle; however, it was again rejected. It was not until 1991, that the street was given its present name – Alexander Circle. The Kenwood Residence is valued as an elegant expression of residential Arts and Crafts architecture constructed by notable Glenora contractor, Robert H. Rae. Arts and Crafts architecture emerged in England during the late 19th century in response to the rise of the Industrial Revolution, which resulted in the loss of craftsmanship, mass production of decorative goods, and destruction of residential neighbourhoods to accommodate large factories. The Arts and Crafts movement advocated a return to quality craftsmanship of goods, aesthetic and logically planned houses, and the integration of a residence with its surrounding landscape. The Kenwood Residence's rough-cast stucco cladding, picturesque roofline with jerkin head main gable, abundance of multi-assembly windows permitting light to flood the interior, dormers, minimal exterior ornamentation, asymmetrical design, dedicated sunroom, and substantial chimney are hallmarks of this style. Kathleen and John Kenwood purchased the property approximately a year prior to construction. In June 1924, a building permit was acquired by the Kenwoods to construct a $5,400 valued home. The couple engaged prolific Glenora contractor Robert H. Rae to build the residence. Ontario-born Kathleen (nee Murphy) was the daughter of the celebrated 'Famous Five' Canadian reformer, author, and magistrate, Emily Murphy. Kathleen (1888-1956) and her family came west, settling in Edmonton in 1907. The family lived in Glenora at the time she married John Kenwood in 1916. John (1889-1962), born

	and educated in England, worked with his brother Frank at Kenwood & Kenwood, an Edmonton real estate and financial brokerage established by their father in 1905. John served as President of the Edmonton Real Estate Association. The Kenwoods lived in the home until 1946, when they moved to Vancouver.
Character Defining Elements	The key elements that define the heritage character of the Kenwood Residence include, but are not limited to its: - setting on a large lot fronting a quiet circular residential street with landscaped front yards and grassy boulevards with mature deciduous street trees; near Stony Plain Road; - location and orientation on a pie-shaped lot fronting a circular street and backing onto a circular alley; deep front setback; - landscape elements including: mature conifers deciduous trees; - form, scale, and massing as expressed by its: one and one-half storey height; full-height basement; L-shape plan; medium-pitched jerkin head roof; low-pitch shed roof dormer on side façade; shed roof wall dormer on side façade; - wooden-frame construction including: concrete foundation with stucco parging; rough-cast stucco cladding; - Arts and Crafts-style details such as its: minimal exterior ornamentation; picturesque jerkin head roof with dormer ; asymmetrical front façade; use of natural materials; prominent chimney; abundance of multi-assembly windows; wooden bargeboards; open soffits with exposed rafter tails; - original fenestration including: double assembly 4-over-4 single-hung wooden-sash windows; double assembly 4-over-4 single-hung wooden-sash windows with wooden-sash storm windows on side façades; triple assembly 4-over-4 single-hung wooden-sash windows; double assembly arched wooden-sash casement windows; plain wooden trim and sills; 8-panel wooden front door; and - additional exterior architectural details including: wooden shutters; substantial internal stucco-clad chimney on west elevation.

4. Additional Information

Owner(s)	

Municipal Heritage Planner's Mandatory Documentation

Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Kenwood Residence is valued as an early and exceptional example of the nature of residential architecture present on Alexander Circle during Glenora's Inter-war development, which contributes to the communities unique *Garden City Suburb* plan **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** Fronting Alexander Circle, the Kenwood Residence is also significant for its association with this unique community green space **(Theme Value – Sports and Recreation).** The Kenwood Residence is valued as an elegant expression of residential Arts and Crafts architecture constructed by notable Glenora contractor, Robert H. Rae **(Theme Value – Architecture and Design).**
Period of Significance	1920s
Chronology of Alterations	1976-1978 • One and one-half storey jerkin head, stucco clad addition added to northeast side of residence • Stucco clad chimney added to northeast side of residence • One-storey hipped roof addition with stucco cladding and banks of multi-light wooden-sash casement windows added to northeast side of residence • Pent roof added at front entry 1978 • Garage accessed from Alexander Circle replaced with side-gabled double car garage with rear access off alley • One and one-half storey hipped-roof addition to rear of residence where former garage was situated Unknown Date • Storm windows replaced on upper floor windows • Storm door added to front entry • Retaining wall and front pathway altered
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not been altered.

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	Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has been maintained with alterations made to the rear of the property. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, and manicured park across the street are intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its present condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building has been maintained.
Statement of Integrity	The Kenwood Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are largely intact. The rear and side additions (1976-1978) use compatible design elements and materials. The additions to the side of the residence are visible from the front façade and involve the front entry also. The home is in good condition, with a much of its historic fabric intact. - Roof: The roof is in good condition. The asphalt shingles are in good condition with no missing, split, or curled shingles noted. The shingles on the pent roof at the front entry have begun to deteriorate. - Roof elements: Bargeboards, dormers, gutters and rainwater leaders are present and in good condition. Minor localized paint failure is present on some wooden elements. - Foundation: The concrete foundation is not accessible to determine its condition. The stucco parging is in fair condition with cracks, staining and chips to its lower extent present. - Cladding: The original stucco cladding is in good condition. Cracks and localized staining are present.

	- Windows: The home retains its original window openings and most of its wooden-sashes. The majority of the storm windows have been replaced. Paint failure is present on a number of sashes, frames, sills, and trim. No noticeable areas of wood rot were noted. - Doors: The home retains its original wooden front door and it is in good condition. The metal storm door has been added. - Chimney: The internal stucco chimney on the southwest façade is in good condition. Staining of the stucco at the top of the chimney is evident as are a number of fine cracks and chips to the stucco. - Decorative elements: The wooden shutters are original and in good condition with minor paint failure present.

City of Edmonton
Historic Resource
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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Chalmers Residence		
Address	13012 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2804AF;84;9		
Geographic Position	53.546492	-113.546722	NAD83
Site Area	650.18		
Contributing resources	n/a		
Date of Construction	1914		
Architectural Style	Georgian Revival		
Architect	Richard Foote & Nathaniel Purcell (designer)		
Builder	Richard Foote & Nathaniel Purcell		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached	**Activity/Theme** The Chalmers Residence is valued as an early	**Style/Design/Construction** The Chalmers Residence is further valued as an elegant and earlier example of a	

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worksheets)	and highly intact grand residence constructed during Glenora's initial buildout in the 1910s	Georgian Revival-style home in Glenora
	Event/Cultural Practice	**Landmark/Symbolic Value**
	People Value The Chalmers Residence is further valued for its many noteworthy owners including: Provincial Engineer, John Chalmers; long-term manager of Dominion Bridge Co., Donald James Carter, and prominent financier, John Errol Sydie	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Chalmers Residence, looking to the north.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Chalmers Residence, looking to the north.
Location	13012 - 104 Avenue NW

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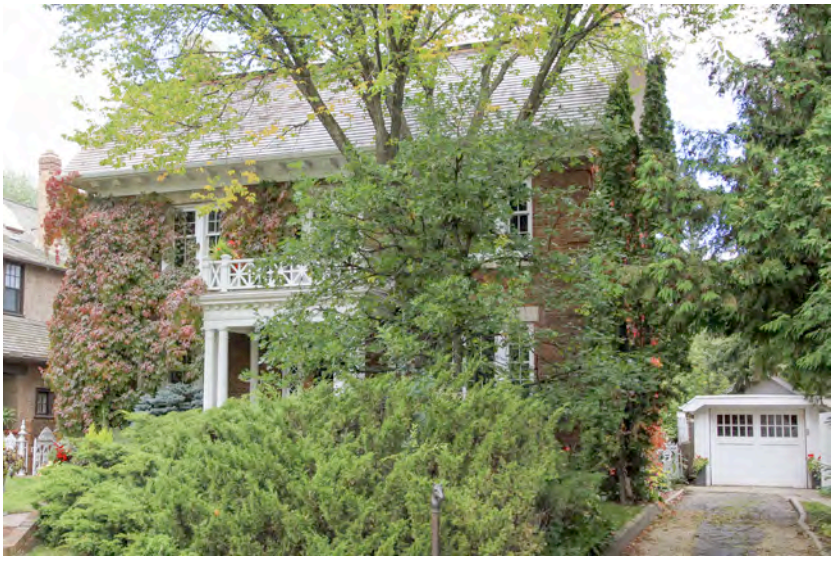
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the front elevation of the Chalmers Residence, looking to the north, showing the context of the residence with the front yard.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front elevation of the Chalmers Residence (left), and the driveway to access to the single-car garage at the rear of the

	property. Looking to the north.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Partial view of the east elevation of the Chalmers Residence, looking to the southwest.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	View of the rear of the Chalmers Residence, looking to the south.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	View of the front (right) and west (left) elevations of the Chalmers Residence, looking to the northeast.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the shed dormer on the rear elevation of the Chalmers Residence.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the gambrel peak on the east elevation of the Chalmers Residence.
Location	13012 - 104 Avenue NW

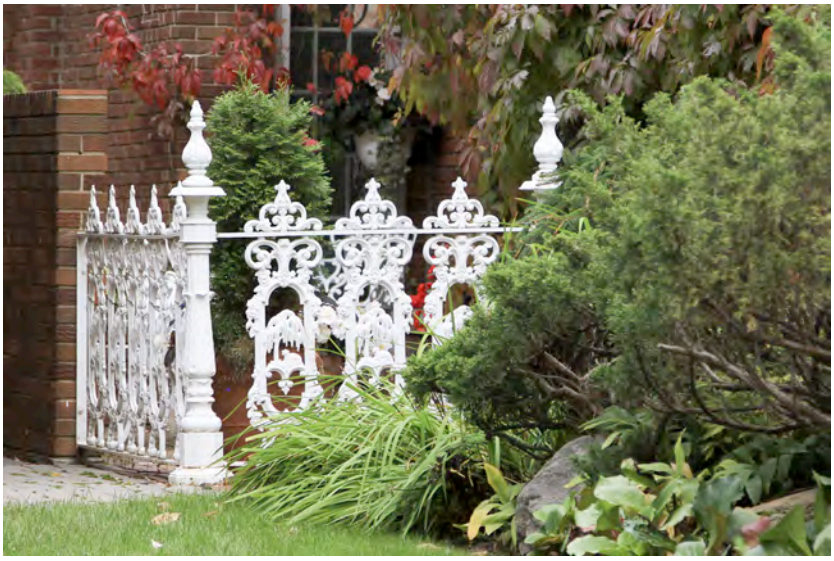
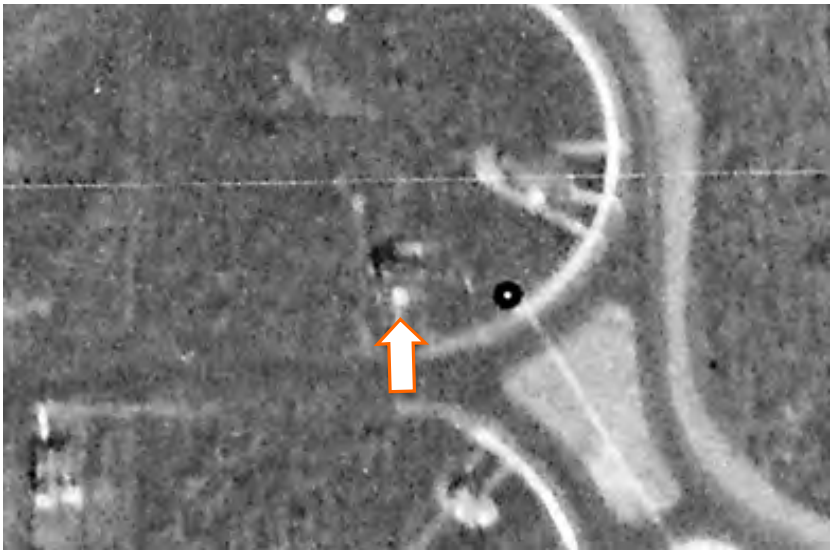
Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the wood modillions, soffits, and frieze at the returned eave at the northeast corner of the Chalmers Residence.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of a triple assembly wood window on the second storey on the front elevation of the Chalmers Residence.

Municipal Heritage Planner's Mandatory Documentation

Location	13012 - 104 Avenue NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of the main entryway on the front elevation of the Chalmers Residence.
Location	13012 - 104 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 13 Description	
Caption	Detail of the decorative wrought iron at the southwest corner of the Chalmers Residence.
Location	13012 - 104 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1924 aerial image of the Chalmers Residence.

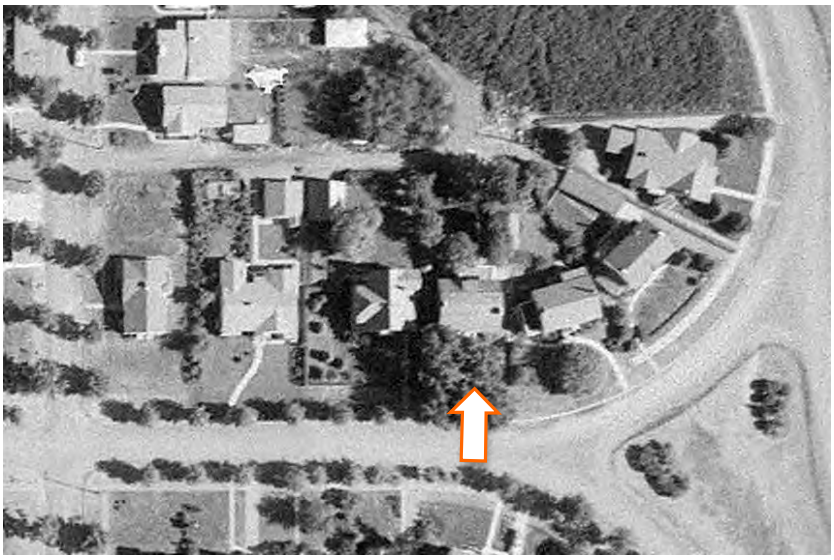
Municipal Heritage Planner's Mandatory Documentation

Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada
Historic Photo	
Caption	The Chalmers Residence as it appeared in 1924, with a family modeling a new vehicle for a promotion for McLaughlin Motors in front of the residence.
Date	1924
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-2378)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	Partial view of the Chalmers Residence cropped from an image of the neighbouring dwelling (right), taken in 1929.
Date	1929
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-4822b)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Chalmers Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Chalmers Residence.
Date	1965

Municipal Heritage Planner's Mandatory Documentation

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	The Chalmers Residence as it appeared in 1979.
Date	April 1979
Photographer	Unknown
Copyright	Alberta Heritage Survey Program (79-R194-05)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	View of the southeast corner of the Chalmers Residence, as it appeared in 1979.
Date	April 1979
Photographer	Unknown
Copyright	Alberta Heritage Survey Program (79-R194-27)
Historic Photo	
Caption	View of the decorative wrought iron at the southwest corner of the

	Chalmers Residence, as it appeared in 1979.
Date	April 1979
Photographer	Unknown
Copyright	Alberta Heritage Survey Program (79-R194-05)

2. Significance

Summary	The Chalmers Residence is valued as an early and highly intact grand residence constructed during Glenora's initial buildout in the 1910s (**Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Chalmers Residence is further valued for its many noteworthy owners including: Provincial Engineer, John Chalmers; long-term manager of Dominion Bridge Co., Donald James Carter, and prominent financier, John Errol Sydie **(Person Value)**. The Chalmers Residence is further valued as an elegant and earlier example of a Georgian Revival-style home in Glenora **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☒ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1910s

Municipal Heritage Planner's Mandatory Documentation

Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Chalmers Residence is situated on 104 Avenue NW between Glenora Crescent and Connaught Drive in the Edmonton neighbourhood of Glenora. The home is one of a collection of historic homes, set back from the street on a rectangular lot. The two and one-half storey Georgian Revival residence is readily identifiable by its rectangle plan with side-gabled gambrel roof, brick cladding, symmetrical fenestration, projecting eaves with modillions, two substantial external chimneys, central front entry covered by prominent portico characterized by fluted columns supporting a balcony, with decorative open balustrade, accessible from the second floor.
Heritage Value	The Chalmers Residence, constructed in 1914, is valued as an early and exceptional example of residential development during Glenora's initial buildout in the 1910s. First acquired by HBC employee, Malcolm Groat, the land upon which Glenora was developed would be purchased by land speculator William T. Tretheway in 1903, before Montreal developer James Carruthers, purchased the land (1905) and began laying the groundwork for the

neighbourhood. The land was subdivided twice, first in 1906 (north of Stony Plain Road), and the balance of the land, south of Stony Plain Road, in 1911. The extant residence is situated in the 1911 subdivision, which was surveyed by Richard H. Knight. Knight laid out the 1911 subdivision using a combination of a traditional gridiron layout, as well as a *Garden City Suburb* configuration. Ebenezer Howard developed *Garden City* urban planning at the end of the 18th century as a reaction to the overcrowding of cities and increased pollution resulting from the rapid industrialization of the time. Howard developed a planning framework separating industrial and residential areas by green belts. Knight integrated the *Garden City Suburb*, an offshoot of *Garden* City to a portion of Glenora. *Garden City Suburb* advocated the establishment of residential enclaves with green spaces for public and private use. Streets followed the natural contours of the landscape. The land of the 1911 subdivision was further regulated by a caveat (Carruthers Caveat), established by James Carruthers in 1911.The caveat stipulated property setbacks, placement of dwellings on a lot, ban of commercial buildings, and minimum values of new housing constructed. The caveat and Knight's unique planning ensured the neighbourhood attracted Edmonton's affluent residents throughout its multiple periods of development starting in the 1910s. Initial development concentrated in clusters around Alexandra Circle, Connaught Drive, and the Government House. The exceptional Chalmers Residence, northeast of Alexander Circle, represents this initial phase of development in Glenora.

The Chalmers Residence is further valued for its many noteworthy owners including: Provincial Engineer, John Chalmers; long-term manager of Dominion Bridge Co., Donald James Carter, and prominent financier, John Errol Sydie. Original owner John Chalmers engaged prominent Edmonton contractors Richard Foote and Nathaniel Purcell, to construct the extant residence at a value of $10,000. Foote and Purcell were responsible for the construction of a number of downtown buildings developed during Edmonton's Edwardian boom. John Chalmers (1886-1950) emigrated from Scotland with his parents in 1872. The family settled in Ontario where John attended the University of Toronto, graduating with a degree in Civil Engineering. During his time in Ontario he was the Resident Engineer for the Toronto, Hamilton, and Buffalo Railway, and, starting in 1899, became responsible for the construction of the Central Northern Railway from Port Arthur (present day Thunder Bay) to Edmonton. These earlier jobs made Chalmers well-suited for

	the position of Chief Engineer for the Alberta Public Works Department (1906-1914). It was during this period that Chalmers embarked on his most significant project, overseeing the construction of the Province's Legislative building. Chalmers, and his wife Evangeline, only briefly, 1914-1916, occupied the extant home, during which time he was a Commissioner for the City of Edmonton. After being ousted from the position due to a scandal over improper use of funds, the Chalmers moved to Ottawa, where John continued to work as an engineer, this time for the Federal Government. The Chalmers sold their home to Donald James Carter and Elsie Milford (nee Stocks) in 1917, who would own the residence for the next three decades. The residence would remain untouched during the period under the care of the Carters. Donald, manager of the Dominion Bridge Co. (1904-1947), also worked on the construction of the Provincial Legislature building. Additionally one of his most significant projects was the design of the High Level Bridge. Donald and Elsie would remain in the home until Donald's retirement in 1947. In 1948, John Errol Sydie (1895-1973) purchased the Chalmers Residence. Born in Orangeville, ON, he graduated from the University of Toronto's Law School, before serving as a Flying Officer with the Royal Flying Corps and Royal Air Force in the First World War. After the war, Sydie moved to Edmonton, where he was brought to the bar in 1921. Although capable of practicing law, he pursued a career in finance working for a number of investment firms before becoming western manager for the Royal Securities Corps. In 1931, Sydie, along with two colleagues, established Sydie, Sutherland, and Ritchie, which would become Alberta's oldest independent investment firm, prior to being acquired by Cochran, Murray & Co. in 1969. It was during the Sydies' ownership of the Chalmers residence that the one-storey music room addition was built at the rear of the residence and the brick wall surrounding the back yard was erected. John, with his wife, Doris Leila Thompson (1903-1984), remained in the home until John's death in 1973. The Chalmers Residence is further valued as an elegant and earlier example of a Georgian Revival-style home in Glenora. Georgian architecture emerged during the reign of England's three King Georges (1750-1820) and is rooted in the earlier Palladian style. The architectural style appeared first in eastern Canada through the

	settlement of British immigrants in the late 18th century. The recurrence of this style in the early 20th century as Georgian Revival coincided with the emergence of a period of entrenched traditionalism. Most prevalent from 1920s to early 1940s, this revival style draws on the domestic values and ideals of an earlier time. The Chalmers Residence is an early expression of this style in Glenora, predating its most popular period of execution. The home possesses classic Georgian Revival characteristics through its symmetry of form, gabled roof, balanced distribution of fenestration, central entry with sidelights and transom, and balcony with decorative wooden balustrade supported by fluted columns. These elements contribute to the house's imposing and elegant form.
Character Defining Elements	Key elements that define the heritage character of the Chalmers Residence include, but are not limited to its: – location on 104 Avenue NW between Glenora Crescent NW and Connaught Drive in the Edmonton neighbourhood of Glenora; – siting on a rectangle-shaped lot setback from the street; – form, scale, and massing as expressed by its: two and one-half storey height with basement; rectangle plan; side-gabled gambrel roof; shed roof dormer; shed roof bay window on side of residence; one-storey projection with flat roof added to rear of house; – masonry construction including: parged concrete foundation; red brick laid in English bond with grey mortar; wooden shingles on rear dormer; – Georgian Revival-style elements including: its symmetry of form, side-gabled gambrel roof; balanced fenestration; boxed eave returns; closed soffits with modillions on eaves; bargeboards; multi-assembly windows; central entry with sidelights and transom; portico with fluted columns and modillions; balcony above front entry with decorative balustrade; soldier course brick; quoining; substantial external chimneys; – original fenestration such as: triple assembly rectangle window openings; single assembly rectangle window openings; single assembly multi-light wooden-sash windows; triple assembly multi-light wooden-sash windows with matching wooden-sash storm windows; concrete sills and lintels; brick lintels; single-panel wooden door with large light, sidelights and transom with decorative wood

	muntins; multi-light French doors with arched transom with decorative muntins on rear addition; two-panel wooden door with upper glass panel, two-panel sidelights with upper glass panel; and – additional elements including: two external chimneys of red brick with decorative parged caps; portico with fluted columns, brick steps, balcony above with open decorative wooden balustrade; one-storey, rectangle plan, single car garage with front-gabled roof transitioning to a flat roof, three panel wooden garage door with multi-light upper panel.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Chalmers Residence is valued as an early and highly intact grand residence constructed during Glenora's initial buildout in the 1910s (**Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Chalmers Residence is further valued for its many noteworthy owners including: Provincial Engineer, John Chalmers; long-term manager of Dominion Bridge Co., Donald James Carter, and prominent financier, John Errol Sydie **(Person Value)**. The Chalmers Residence is further valued as an elegant and earlier example of a Georgian Revival-style home in Glenora **(Theme Value – Architecture and Design)**.
Period of Significance	1910s
Chronology of Alterations	1955 • One-storey brick clad addition with arched multi-light windows added to rear. • Brick wall around backyard erected. Pre-1979 • Original windows replaced with new wooden-sash windows. Unknown • One-storey flat roof addition added to rear of home.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The site of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The home remains in a historic neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials, other than those noted. Workmanship ☒ Yes ☐ No ☐ Not Applicable

	The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable Its exceptional historic aesthetic is maintained. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be a single-family home.
Statement of Integrity	The Chalmers Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Overall, the residence is in very good condition with its form, scale, and massing intact. The house also retains a very high degree of integrity. Alternations that have been made are localized to the rear of the home and/or are reversible. – Foundation: The foundation, where visible, appears to be in good condition. – Cladding: The brick and shingle cladding is in good condition. Localized areas of mortar loss are present. No bricks were noted to be missing. – Roof: The roof exhibits no sagging or bulges. No split, curled, and/or loose cedar shingles were noted. The roof appears to have been recently replaced. – Roof elements: Open soffits, bargeboards, eave returns, close eaves with modillion, and cornice board all appear to be in good condition with minor paint failure being the most common form of deterioration. Gutters and rainwater leaders are present. – Windows: The home retains all its original window openings and its original window sashes in the rear dormer and 1955 addition. The remaining windows have been replaced with new wooden-sash windows. Windowsills and trim are also in good condition. Localized paint failure present. The lintels and some sills show staining. – Doors: The doors at the front entry and balcony above are original and in good condition. – Chimney: External brick chimneys with parged caps are in good condition with no evidence of leaning or settlement issues. Minor mortar loss is present and past repointing has been carried out. – Porch: Front porch is highly intact and in very good condition. The columns, soffit, cornice board, and open balcony balustrade are all original. Minor paint loss is

	present. – Garage: Front-gabled garage with flat roof extension is in good condition with no significant areas of deterioration noted.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Munroe Residence		
Address	13016 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2804AF;84;7,8		
Geographic Position	53.546493	-113.547009	NAD83
Site Area	975.183		
Contributing resources	n/a		
Date of Construction	1927		
Architectural Style	Tudor Revival		
Architect	Edward Underwood		
Builder	John R. McIntyre		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The Munroe Residence is valued as	**Style/Design/Construction** The Munroe Residence is valued as a grand and exceptionally well-	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	an exceptional example of the nature of residential development in Glenora during the Inter-war period prior to the Great Depression. **Event/Cultural Practice** **Institution/Person** The Munroe Residence is further valued for its connection with original owner, long-term occupant, veteran, and notable Edmonton physician, Dr. Alexander Russell Munroe	crafted example of Tudor Revival architecture. The Munroe Residence is significant for its connection with distinguished Edmonton architect, Edward Underwood. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Munroe Residence, looking to the north.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Munroe Residence (right) and rear elevation of the detached garage (left), looking to the north.
Location	13016 - 104 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the front (right) and west (left) elevations of the Munroe Residence, looking to the northeast.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the detached garage located at the rear of the Munroe Residence property, looking to the southeast.

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Location	13016 - 104 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Partial view of the east elevation of the Munroe Residence, looking to the northwest.
Location	13016 - 104 Avenue NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of a chimney located on the ridge of the gable roofline; shed roof dormer, and skylight on the east elevation of the Munroe Residence.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of an interior chimney located in the northeast portion of the Munroe Residence.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the front gable of the Munroe Residence with half timbering.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of fenestrations in the front gable of the Munroe Residence.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton

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Image 10 Description	
Caption	Detail of the jerkin-head dormer on the west elevation of the Munroe Residence.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the fenestrations in the jerkin-head dormer on the west elevation of the Munroe Residence.
Location	13016 - 104 Avenue NW

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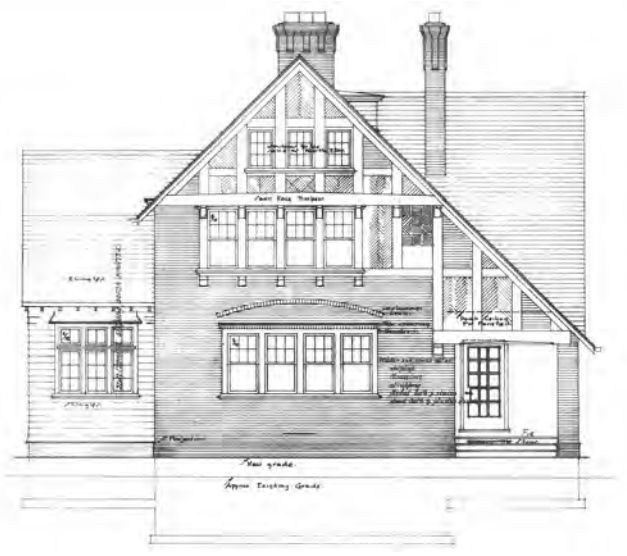
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of the main entryway on the front elevation of the Munroe Residence.
Location	13016 - 104 Avenue NW
Copyright	City of Edmonton
Image 13 Description	
Caption	Sketch of the front elevation of the proposed residence for the Munroes by Edward Underwood.

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Location	13016 - 104 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/78)
Image 14 Description	
Caption	Sketch of the west elevation of the proposed residence for the Munroes by Edward Underwood.
Location	13016 - 104 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/78)
Image 15 Description	

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Caption	Sketch of the rear elevation of the proposed residence for the Munroes by Edward Underwood.
Location	13016 - 104 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/78)
Image 16 Description	
Caption	Sketch of the east elevation of the proposed residence for the Munroes by Edward Underwood.
Location	13016 - 104 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/78)

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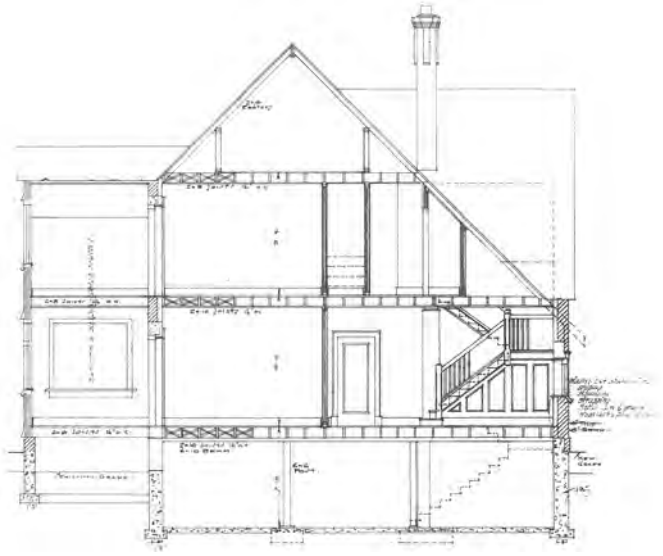
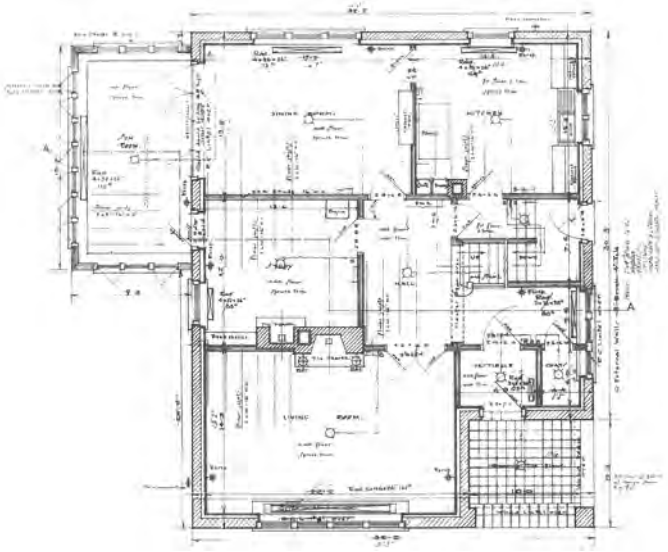
Image 17 Description	
Caption	Cross-section of the proposed residence for the Munroes by Edward Underwood.
Location	13016 - 104 Avenue NW
Copyright	Provincial Archives of Alberta (PR1967.0100/78)
Image 18 Description	
Caption	Ground floor plan of the proposed residence for the Munroes by Edward Underwood.
Location	13016 - 104 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	Provincial Archives of Alberta (PR1967.0100/78)
Historic Photo	
Caption	1929 oblique aerial image of the Munroe Residence.
Date	1929
Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)
Historic Photo	
Caption	1952 aerial image of the Munroe Residence.

Municipal Heritage Planner's Mandatory Documentation

Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Munroe Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

Historic Photo	
Caption	1976 aerial image of the Munroe Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Munroe Residence, constructed in 1927, is valued as an exceptional example of the nature of residential development in Glenora during the Inter-war period prior to the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Munroe Residence is further valued for its connection with original owner, long-term occupant, veteran, and notable Edmonton physician, Dr. Alexander Russell Munroe **(Person Value)**. The Munroe Residence is significant for its connection with distinguished Edmonton architect, Edward Underwood **(Theme Value – Architecture and Design)**.

Municipal Heritage Planner's Mandatory Documentation

	The Munroe Residence is also valued as a stunning and exceptional example of Tudor Revival architecture in Glenora **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Munroe Residence is situated on 104 Avenue NW between Glenora Crescent NW and Connaught Driver NW, west of Groat Ravine in the Edmonton neighbourhood of Glenora. The house is a component of an impressive collection of historic residences constructed during the first-half of the 20th century that characterize the neighbourhood. The Munroe Residence is readily identifiable by its two and one-half storey height with front-gabled roof with clipped eaves, with substantial jerkin head roof dormer, shed and flat roof dormers, stucco cladding, half-timbering, multi-assembly multi-light windows, and front entry recessed under the eave of the front-gabled roof with 15-panel wood and glass door. The house is setback from the street with a long, straight pathway leading to the front entry.
Heritage Value	The Munroe Residence, constructed in 1927, is valued as an exceptional example of the nature of residential development in Glenora during the Inter-war period prior to the Great Depression. Glenora underwent multiple phases of construction with early development in the 1910s, concentrated in clusters around Alexandra Circle, Connaught Drive, and the Government House. Subsequent periods of growth are evident in the varied architectural styles and sizes of residences in Glenora. Developed by real estate mogul, James Carruthers, Glenora was subdivided in two main subdivisions: Glenora, 1906, (north of Stony Plain Road), and New Glenora, 1911, south of Stony Plain Road. The 1911 subdivision, registered by developer James Carruthers and surveyed by Richard H. Knight, was a combination of a traditional gridiron layout, as well as a *Garden City Suburb* configuration. Ebenezer Howard developed the planning style of *Garden City* movement to an urban landscape at the end of the 18th century. Born out of Howard's reaction to the increased overcrowding of cities and industrial pollution of the time, he developed a planning framework that separated industrial and residential areas by rolling green belts – city and countryside combined. Knight integrated the *Garden City Suburb*, an offshoot of *Garden* City to a portion of the neighbourhood capitalizing on its natural terrain features. It advocated the establishment of entirely residential enclaves with green spaces for public and private use. Streets followed the natural contours of the ravines resulting in undulating streets, such as St. George's Crescent. The development of New Glenora was further regulated by a caveat, known as Carruthers Caveat, established by

Carruthers in 1911. The caveat stipulated setbacks, placement of dwellings on a lot, ban of commercial buildings, and minimum values of new housing constructed. Knight's unique subdivision and the Carruthers Caveat ensured the construction of highly crafted stately dwellings such as the Munroe Residence.

The Munroe Residence is further valued for its connection with original owner, long-term occupant, veteran, and notable Edmonton physician, Dr. Alexander Russell Munroe. Born in Woodstock, Ontario, in 1879, Munroe graduated from McGill University in 1906 and began his five decade-long career practicing and teaching medicine. Following his marriage to Eva Jane Hamilton (1884-1948) in Neepawa, Manitoba, October 1910, the newlyweds moved to Edmonton setting up their residence at MacDougall Court and his medical practice in the Moser & Ryder Block. In 1916, Munroe enlisted as a surgeon in the First World War, serving with the Royal Army Medical Corp. and the Canadian Army Medical Corp. This would be the start of his professional association with Canada's military, which would last until 1942, upon his retirement as Surgeon Specialist for the Department of Veterans' Affairs. Munroe taught surgery at the University of Alberta and was also Director of Surgical Services and Senior Surgeon at Edmonton's University Hospital. Dr. Munroe occupied the home until 1954, at which time it was sold to fellow physician, Dr. Frederick D. Conroy.

The Munroe Residence is further significant for its connection with distinguished Edmonton architect, Edward Underwood. Born in Bournemouth, England (1878-1936), he studied at St. Edmond's College, before completing his training (1894-1899) at the London firm of Edward Boehmer & Percy Gibbs. In 1907, Underwood moved to Letchworth and established his own architectural firm. Letchworth, officially known as 'Letchworth Garden City,' first established in the 12th century, was reimagined in the early 20th century under the tenants of Ebenezer Howard's *Garden Cities*. Three years later, Underwood immigrated to Canada, settling in Edmonton, were he worked first at Barnes & Gibbs, then Lang & Major. He would serve as Assistant Resident Architect for the University of Alberta from 1919-1920, before opening his own office in 1921. Underwood is recognized for his notable works of Collegiate Gothic architecture and was responsible for the design of the University of Alberta's St. Joseph's College, St. Anthony's Presbytery, North-western Utilities office building, and Camrose Hospital. He was also responsible for all works in the Roman

	Catholic Archdiocese of Edmonton from 1920-1936; of note are St. Joseph's Cathedral and numerous separate schools. The Munroe Residence is a rare residential example of Underwood's work. The Munroe Residence is also valued as a stunning and exceptional example of Tudor Revival architecture in Glenora. The house was constructed at a cost of $10,000 by John R. McIntyre (1875-1963), a talented contractor who would construct numerous Glenora homes in the 1940s. Tudor Revival architecture became a popular suburban style of architecture during the Inter-war period in North America. The style references medieval architectural prototypes drawing from England's Tudor period. The style arose and became popular through the public's desire for residential designs to reference historic ideals and domestic values, and would become popular throughout North America through magazines and professional journals. Ornamental half-timbering, stucco cladding, steeply pitched roofs with dormers, and multi-assembly multi-light windows all characterize the Tudor Revival style and are expressed by the Munroe Residence. In 1936, Dr. Munroe obtained a permit for the construction of an addition to the residence for the value of $2,000. The addition was completed by notable Glenora designer and building contractor, Ernest Litchfield.
Character Defining Elements	Key elements that define the heritage character of the Munroe Residence include, but are not limited to its: – location on 104 Avenue NW between Glenora Crescent NW and Connaught Driver NW, west of Groat Ravine in the Edmonton neighbourhood of Glenora; – siting on a rectangle-shaped lot setback from the street; – form, scale, and massing as expressed by its: two and one-half storey height with basement; square plan; front-gabled roof; jerkin head dormer; flat roof dormer; shed roof dormer; – wooden-frame construction including: concrete foundation; stucco exterior; – Tudor Revival-style elements such as: stucco cladding; decorative wooden half-timbering; overhanging highest storey with decorative wooden brackets; multiple dormers; steeply pitched main roof with low eaves; open soffits with exposed rafter tails; multi-assembly multi-light windows; off-centre entry recessed under eave of gable roof; substantial chimneys; – original fenestration such as: bank of 6-over-1 single-hung

	wooden-sash windows; single, double, and triple assembly 6-over1 single-hung wooden-sash windows; triple assembly multi-light wooden-sash casement windows; double assembly multi-light wooden-sash casement windows with multi-light fixed wooden-sash transom; fixed multi-light wooden-sash window; triple assembly multi-light wooden-sash fixed windows with matching wooden-sash storm windows; 15-panel wooden door with multiple glass panels; and – additional elements including: two internal chimneys with stucco cladding with brick cap; one-storey front-gabled double car garage with stucco cladding, half-timbering, open soffits with exposed rafter tails.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by	

Municipal Heritage Planner's Mandatory Documentation

Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Munroe Residence, constructed in 1927, is valued as an exceptional example of the nature of residential development in Glenora during the Inter-war period prior to the Great Depression (**Theme Value – The Carruthers Caveat and the Garden City Suburb**). The Munroe Residence is further valued for its connection with original owner, long-term occupant, veteran, and notable Edmonton physician, Dr. Alexander Russell Munroe **(Person Value)**. The Munroe Residence is significant for its connection with distinguished Edmonton architect, Edward Underwood **(Theme Value – Architecture and Design)**. The Munroe Residence is also valued as a stunning and exceptional example of Tudor Revival architecture in Glenora **(Theme Value – Architecture and Design)**.
Period of Significance	1930s
Chronology of Alterations	1936 • Addition to residence extending front-gabled roof line on west facade Unknown Date • Flue installed in front of chimney • Skylight installed • Half-timbering on garage replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The site of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable Apart from an early extension of the front gabled roofline in 1936, the design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The residence remains in a historic neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its original materials.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable Its historic aesthetic is maintained. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be a single-family home.
Statement of Integrity	The Munroe Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Overall, the Munroe Residence is in very good condition with its form, scale, and massing intact. The house also retains a high degree of integrity of its original elements. – Foundation: The concrete foundation was not observable. – Cladding: The exterior stucco cladding is in very good condition with a few hairline cracks noted. No significant areas of loss were detected. The wooden half-timbering is also original and in good condition with no areas of rot noted. – Roof: The roof exhibits no sagging or bulges. No split, curled, and/or loose shingles were noted. Moss growth is present. – Roof elements: Exposed rafter tails, bargeboards are original with no areas of rot evident. Gutters and rainwater leaders are present. Debris has accumulated in some gutters. – Windows: The home retains all its original window openings and its original wooden-sash windows. Windowsills and trim are also in good condition. – Doors: The front door of the recessed front entry is original and in good condition. – Chimney: Internal stucco and brick chimneys are in good condition. – Garage: Attached front-gabled garage is in good condition. Stucco, half-timbering, exposed rafter tails, and gable vent are intact. Some of the wooden timbering and trim has been replaced. The garage door has been replaced.

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	McNeill Residence		
Address	13029 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;86;9		
Geographic Position	53.545890	-113.547411	NAD83
Site Area	649.92m²		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Storybook Revival		
Architect	n/a		
Builder	Gavin (Guy) M. and John M. (Jr.) McNeill		
Original Use	Single detached residence		
Current Use	Single detached residence		

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Criteria of Significance (see attached worksheets)	**Activity/Theme** The McNeill Residence, built in 1930, is valued as a well-preserved, high-style home built in Glenora's Inter-war development era at the start of the Great Depression. **Event/Cultural Practice** **Institution/Person**	**Style/Design/Construction** The McNeill Residence is further valued as a sophisticated, well-crafted example of the Storybook Revival style in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the McNeill Residence, looking to the south.
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and east (left) elevations of the McNeill Residence, looking to the southwest.
Location	13029 - 104 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the shed dormer and clinker brick chimney as seen on the front elevation of the McNeill Residence.
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the triple assembly window in the shed dormer on the front elevation of the McNeill Residence, with original wood surround.

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Location	13029 - 104 Avenue NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of an original fenestration on the east elevation of the McNeill Residence, with original wood surround and drip mould.
Location	13029 - 104 Avenue NW

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Copyright	City of Edmonton
Image 6 Description	
Caption	View of the banked assembly of wood windows on the front elevation of the McNeill Residence with wood storms.
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the McNeill Residence.

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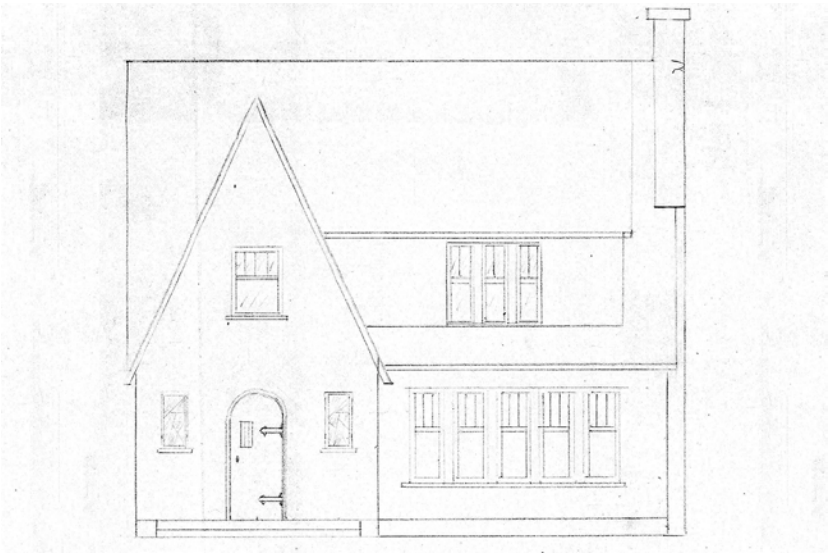
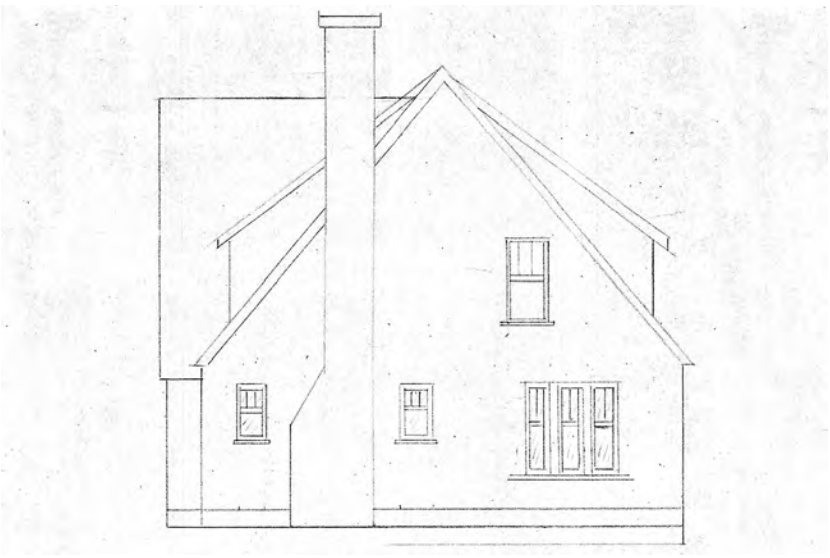
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Sketch of front elevation of proposed residence for Gavin McNeill. Architect/drafter unknown.
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton Archives (MP-1930-503)
Image 9 Description	

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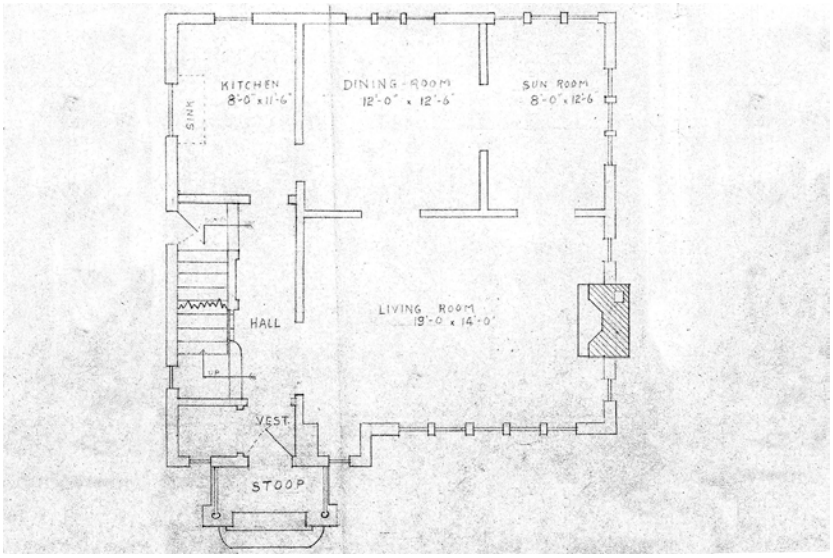
Caption	Sketch of west elevation of proposed residence for Gavin McNeill. Architect/drafter unknown.
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton Archives (MP-1930-503)
Image 10 Description	
Caption	Sketch of ground floor plan of proposed residence for Gavin McNeill. Architect/drafter unknown.
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton Archives (MP-1930-503)

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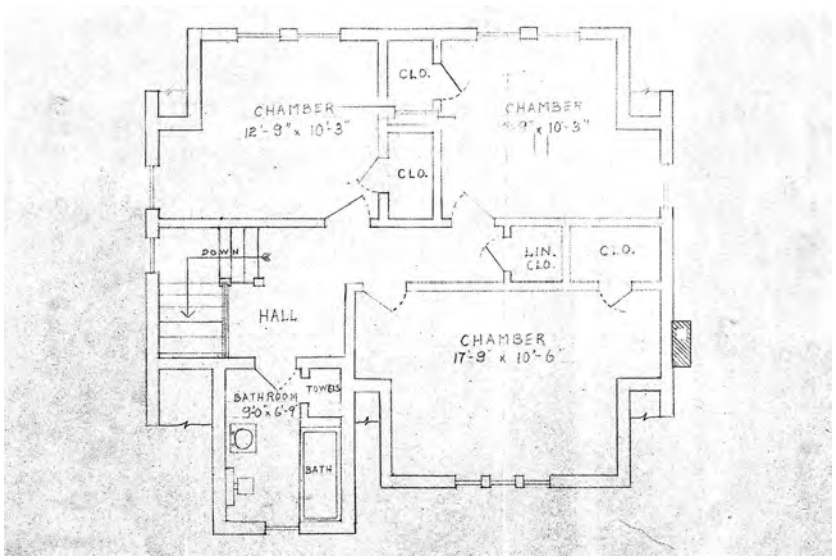
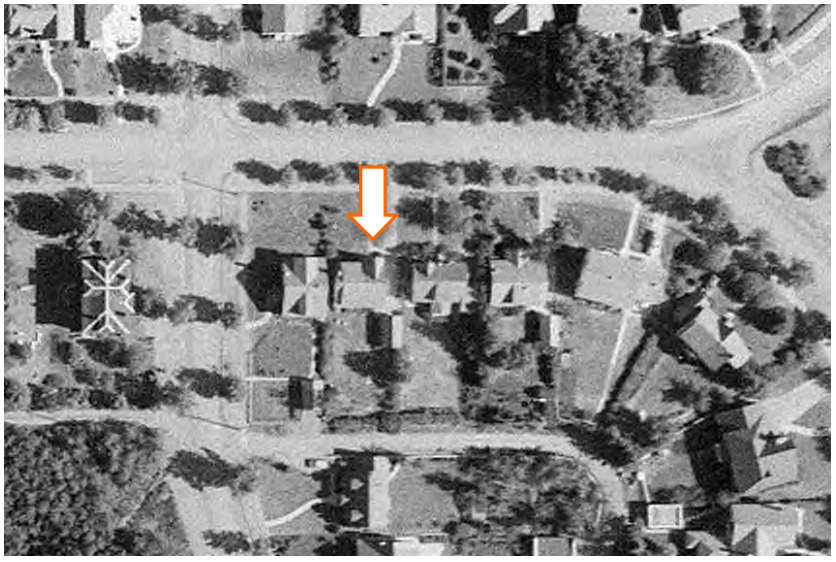
Image 11 Description	
Caption	Sketch of second floor plan of proposed residence for Gavin McNeill. Architect/drafter unknown.
Location	13029 - 104 Avenue NW
Copyright	City of Edmonton Archives (MP-1930-503)
Historic Photo	
Caption	1952 aerial image of the McNeill Residence.
Date	1952

Municipal Heritage Planner's Mandatory Documentation

Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the McNeill Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	

Caption	1976 aerial image of the McNeill Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The McNeill Residence, built in 1930, is valued as a well-preserved, high-style home built in Glenora's Inter-war development era at the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The McNeill Residence is further valued as a sophisticated, well-crafted example of the Storybook Revival style in Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No

	Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The McNeill Residence is a one and one-half-storey house with smooth stucco cladding and a steeply pitched side-gabled roof with clinker-brick chimney. The asymmetrical front façade features a large, shallow enclosed porch with an arched front door and tall, front-gable peak on the left, and a quintuple assembly, multi-light window below a shed dormer on the right. The house is located on 104 Avenue, in the southeast part of the inner city residential community of Glenora, near Stony Plain Road.
Heritage Value	The McNeill Residence, built in 1930, is valued as a well-preserved, high-style home built in Glenora's Inter-war development era at the start of the Great Depression. The residence is situated on lands original owned by HBC employee Malcolm Groat, who sold it in 1903 to William T. Tretheway for his investment venture. Unsuccessful in this speculative pursuit, Tretheway sold the land in 1905 to Montreal developer James Carruthers. Carruthers developed the land as the prestigious community of Glenora, subdividing it in 1907 and 1911. Surveyor Richard H. Knight (1877-1931) laid out the eastern portion of the 1911 subdivision, incorporating aspects of a traditional gridiron street plan with the *Garden City Suburb* plan, the latter produced

	the curvilinear roads that follow the contours of the ravines and characterises a *Garden City Suburb* neighbourhood type. *Garden City Suburb* was an urban adaptation of *Garden Cities*, developed by Ebenezer Howard at the end of the 18th century. *Garden City Suburb* planning emphasised the integrated of a neighbourhood's layout with the natural landscape. Glenora remains one of the most intact examples of a *Garden City Suburb* in Canada. In addition to Glenora's unique planning, James Carruthers established the Carruthers Caveat (1911), which managed development in Glenora. The caveat applied to those lots south of Stony Plain Road. It regulated setbacks; single residential dwellings only; positioning of a dwelling on a lot; as well as a minimum value of construction. Carruthers established the caveat to control the nature of development in Glenora. Carruthers' goal for establishing the caveat was a means of attracting Edmonton residents of a higher economic position to the neighbourhood. Constructed at the start of the Great Depression, the McNeill Residence reflects the continued residential construction in Glenora during this period of economic upheaval. While the scale and cost of residential construction halted elsewhere in the city, and the country; Glenora continued to develop lots throughout the 1930s, albeit at slower rate than the previous decades. Brothers John (Jr.) and Gavin (Guy) McNeill were the McNeill Residence's joint owners and builders, until John obtained full ownership when him and his wife Bertha (nee McFadden, d.1991) moved into the residence in 1939. The McNeill family had emigrated from Glasgow, and in 1910 settled in Edmonton's Norwood district. Their father John Sr. ('Jock') was a transportation services pioneer who accomplished a number of Edmonton 'firsts', including: establishing a taxi service; private ambulance; and airport hangar services, while also establishing the McNeill's Van and Storage family business. John (1898-1988), the oldest son, managed the taxi division, while Gavin (1910-1950), the youngest ventured into property development, building at least five homes in Glenora, all along 104 Avenue. The extant home is a unique example of the McNeill brother's residential construction. The McNeill Residence is further valued as a sophisticated, well-crafted example of the Storybook Revival style in Glenora. Unlike other Period Revivals, the home's Storybook-style was not intended to accurately reference a specific period of architecture.

	It instead captures – in an eclectic mix - the traditional vernacular architecture from many periods and countries that First World War veterans had admired during their service in Europe. This style gained popularity during the Inter-war period as the public search for historical references in architecture. In May 1930, Gavin McNeill obtained two permits for a $7,500 house at 13029 - 104 Avenue, as well for new dwelling on the neighbouring property at 13025 - 104 Avenue (demolished in c2009). The extant house's Storybook Revival stylistic detailing includes its elaborate roofline with steeply pitched, side-gabled roof, a front projection with tall front-gabled roof, shed dormers, tall clinker-brick chimney, smooth stucco cladding with decorative inset brick, and arched door and door surround with quoining. The home's first residents, renting from the McNeill brothers from 1932 to 1939, were Anna (1894-1953) and William Allingham (1889-1973), an accountant working as a manager for the Royal Bank of Canada. Purchasing the home from John and Bertha McNeill, the Rupert's Land Trading Company, a subsidiary of the Hudson Bay Company (HBC) specializing in real estate specifically for their parent company, owned the property from approximately 1949 to 1954 as a manager's residence for English-born Clifford Harford and his partner, Marion. Clifford had immigrated to Canada as a banker in 1927 and became a long-time HBC fur trade employee; he was manager of their Western Division and later Assistant General Manager while in the McNeill Residence. From c1955 to 2009, long time owners were Muriel (1906-2009) and Bruce (1907-1993) Massie, QC.
Character Defining Elements	The key elements that define the heritage character of the McNeill Residence include, but are not limited to its: - setting on a deep lot fronting a quiet residential street with landscaped front yards and grassy boulevards with mature deciduous street trees; on 104 Avenue NW near Stony Plain Road; - form, scale, and massing as expressed by its: one and one-half storey, square plan; with tall, entry vestibule with steep front-gabled roof on the front facade; steeply pitched side-gabled roof; saddlebag shed roof dormer; - wooden-frame construction including: concrete foundation with smooth parging; smooth stucco cladding with brick relief; - Storybook Revival-style details such as its: eclectic mix of

	architectural elements from different periods; elaborate rooflines; shed dormers; substantial chimney, asymmetrical façade; smooth stucco cladding with decorative inset brick reliefs; arched front door opening and door; quoining; louvre(s) in the gable peaks; hung windows with multi-light upper sashes; - original fenestration including: leaded-glass wooden-sash fixed windows with wooden storms, multi-light wooden-sash fixed window with wooden storm, bank of 6-over-1 wooden-sash single-hung windows with 1-over-1 wooden storms; triple and double assembly single-hung wooden-sash windows; stucco drip moulds; plain wooden window trim and lug sills ; arched wooden-plank front door with parallelogram-shaped light and decorative cast iron hinges; and - additional exterior elements including: tall exterior clinker brick chimney on west elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011

Municipal Heritage Planner's Mandatory Documentation

Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The McNeill Residence, built in 1930, is valued as a well-preserved, high-style home built in Glenora's Inter-war development era at the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The McNeill Residence is further valued as a sophisticated, well-crafted example of the Storybook Revival style in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Pre-1952 • small garage added southeast of house with access and driveway from 104 Avenue 1952 and 1965 • Garage roof is changed to flat roof and carport extending from garage to side of house added • small one-storey addition on west side (extending from original sunroom) forming a small 'courtyard' with garage.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks is intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, clinker brick, leaded glass and wood windows. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current condition and detailing.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of Glenora's Inter-war development period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building has not changed.
Statement of Integrity	The McNeill Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, massing, and stylistic features are intact and not affected by the small early rear extension. Overall, the residence is in very good condition with a high degree of its original fabric intact. - Roof: The roof structure is in good condition; the wood shingles are in good condition with no split of missing shingles. Minor organics on the eaves. - Roof elements: Stucco soffits are in good condition with no visible paint failures. - Foundation: No apparent cracks or failures in foundation parging. - Cladding: The stucco cladding is in very good condition with minor failures and/or unevenness at some points, *i.e.* below drip moulds, at roof joint, along upper window trim; - Windows: The home retains all its original window openings, most of its wooden-sash windows, and many wooden storms. The wood elements are in good condition with no visible paint failure or rot. The windows and storms on the upper floor have been replaced. - Doors: The home retains its original wooden front door and hardware. The door is in fair condition with failures in its finish and minor damage to the wood at base. - Chimney: The chimney and concrete cap are in overall good condition with some missing mortar and small failures near top present. - Decorative elements: The quoining door surround is in very good condition. The brick relief detailing and wrought iron light fixtures have been retained and are in good condition; - Porches: The front entry projection is in excellent condition with no visible stucco failures. The tile entry and metal balustrade are new.

	- Garage: The detached garage roof was altered and a carport built between added. Limited access prevented assessment of its current condition.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Shoctor Residence		
Address	13104 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;83;9		
Geographic Position	53.546479	-113.548175	NAD83
Site Area	603.361m^2		
Contributing resources	n/a		
Date of Construction	1948		
Architectural Style	Minimal Traditional		
Architect	Unknown		
Builder	Walter Kostiuk		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as a representative example of the Minimal	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	renewed developed of Old Glenora following the Second World War Traditional architectural style **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person** Valued for its association with the Shoctor family and their contributions to Edmonton's Jewish and arts communities
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the front elevation of the Shoctor Residence, looking to the north.
Location	13104 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and west (left) elevations of the Shoctor Residence, looking to the northeast.
Location	13104 - 104 Avenue NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the detached garage at the rear of the Shoctor Residence property, with access from Glenora Crescent. Looking to the southwest.
Location	13104 - 104 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear (right) and east (centre) elevations of the Shoctor Residence, looking to the southwest.
Location	13104 - 104 Avenue NW

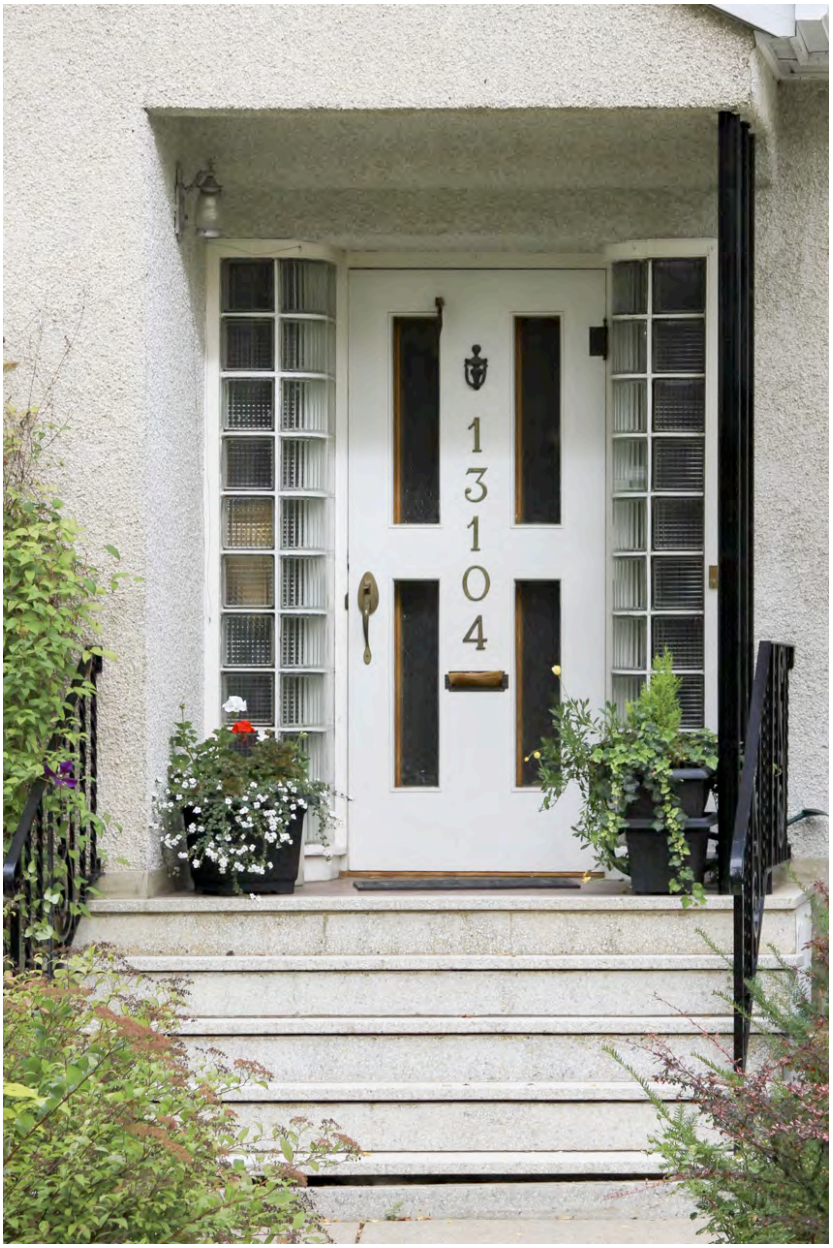
Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of exterior stucco chimney, with flanking glass block fenestrations, on the east elevation of the Shoctor Residence.
Location	13104 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Detail of wood triple assembly window on the east portion of the front elevation of the Shoctor Residence.
Location	13104 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the Shoctor Residence.
Location	13104 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the southeast corner of the Shoctor Residence.
Location	13104 - 104 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Shoctor Residence.
Date	1952
Photographer	Photographic Survey Corporation

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Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Shoctor Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Shoctor Residence.

Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1948, the Shoctor Residence is valued for its association with the renewed development of Old Glenora following the Second World War **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Shoctor Residence is further valued for its association with the Shoctor family and their contributions to Edmonton's Jewish and arts communities **(Theme Value – Institute/Person).** The Shoctor Residence is further valued as a representative example of the Minimal Traditional architectural style **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

Municipal Heritage Planner's Mandatory Documentation

Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Shoctor Residence is a one-storey Minimal Traditional residence situated in Edmonton's historic Glenora neighbourhood. Located on a corner lot at the intersection of Glenora Crescent and 104 Avenue NW. The residence is a block south of Stony Plain Road and north of the Ramsay Ravine. The Shoctor Residence is identifiable by its hipped roof with a front-gabled projection, stucco cladding with external chimney, centred entrance with vertical reeded glass-block side lights and multi-assembly windows with metal awnings.
Heritage Value	Built in 1948, the Shoctor Residence is valued for its association with the renewed development of Glenora following the Second World War. Alberta Lands Surveyor, Richard H. Knight, surveyed the Glenora subdivision, south of Stony Plain Road, in 1911. The land was originally part of the Edmonton Settlement's River Lot 2 until owner Malcolm Groat sold it in 1903 to William T. Tretheway. Tretheway in turn sold it to Montreal real estate developer, James Carruthers in 1905 who began making preparations for the eventual subdivision. The neighbourhood was laid out according to the principals of the *Garden City Suburb*, a movement intended to create a harmonious interface between natural and domestic landscapes. Streets were laid out to follow the natural contours of the landscape, large setbacks from the street encouraged private gardens, and the minimum house prices and a prohibition on commercial and communal properties catered to the city's burgeoning economic and political elites. Initial development was strong, concentrated in lots adjacent to the picturesque river valley and ravines, but it slowed during the to outbreak of the First World War, and again in the early 1930s with the Great Depression. Growth accelerated again in the Post-war period, driven by returning servicemen and an improving economy driven by the discovery of oil at Leduc in 1947. It was during this period of renewed growth that the Shoctor Residence was built by contractor Walter Kostiuk (1893-1983) at a cost of $6,950. The Shoctor Residence is further valued for its association with the Shoctor family and their contributions to Edmonton's Jewish and arts communities. Morris Shoctor (1882-1954) came to Canada in 1911, fleeing the repressive pogroms of the Russian Empire targeting its Jewish citizens. He settled in Edmonton, working as a junk peddler and a chicken and egg dealer. In 1920, he has earned

	enough money to send for his wife, Nechama (died 1955), their five children and his parents to join him in Canada. During the voyage, three of his children died. Two years later, the family's first Canadian-born child, Joseph was born. The Shoctors raised their family in the Boyle Street area as Morris transformed his scrap business into Western Iron and Metal, east of the present day Winspear Centre. Edmonton's small Jewish community grew rapidly at the beginning of the 20th century, creating a need for worship and educational services. Morris was instrumental in the construction of the first Beth Israel Synagogue on 95 Street in 1912. The family's fortunes grew and by the time the Shoctors took possession of their new home in 1948, their three children had found success in the community. Their eldest son, Edward (1905-1972) would go on to inherit his father's metal business. Daughter Eva (1912-2002) was a business woman and a founding member of the Beth Israel Sisterhood who also served as the first female member of the Synagogue Board. Their youngest son Joseph (1922-2001) would become a lawyer and prominent arts supporter, establishing the Citadel Theatre in 1965. Although he never grew up in the home, Joe treated his parents' residence as a place of refuge and he was deeply affected by their deaths within six months of each other in 1955/56. The residence then passed to Dr. Patrick Daly, a physician and his wife, May who owned it from 1957 to 1972. The Shoctor Residence is further valued as a representative example of the Minimal Traditional architectural style. This style developed during the Great Depression as its small size and simple design were more affordable during the tough economic times. Production ramped up during the Second World War to accommodate relocated workers and exploded in the Post-war period with returning servicemen and a rebounding economy. Throughout the development of the Minimal Traditional style, architects and builders would add their own unique flourishes to help each residence stand apart. The Minimal Traditional elements of the Shoctor Residence include its single-storey massing, the hipped roof with projecting front gable, the shallow eaves and multi-assembly, wooden-sash windows. Distinct design elements of the residence include the use of reeded glass blocks in the front entrance, east elevation and basement level.
Character Defining Elements	Key elements that define the heritage character of the Shoctor Residence include, but are not limited to its:

	- location on a corner lot at the intersection of 104 Avenue NW and Glenora Crescent in the Edmonton neighbourhood of Glenora; - sitting on a rectangular lot with a large setback from the street; abutting a grassy south facing orientation facing a boulevard lined with mature trees; manicured lawn with curved cement walkway leading to front entrance; - form, scale and massing as expressed by its: one storey height with full basement; rectangular plan; medium hipped roof; stucco cladding; gabled front projection along front façade with shallow projecting eaves; hipped roof projection at rear; entrance centred on front façade under open porch supported by three metal columns; - wooden-frame construction including: concrete foundation; stucco cladding; - Minimal Traditional style elements such as: small scale; medium pitched hipped roof; minimal detailing; single material cladding; gable projection with shallow eaves; large window openings; and - original fenestration such as: single and double-assembly, 2-over-2 wooden-sash, single-hung windows with four-pane wooden storm on main storey; fixed wooden-sash picture window with three-pane casement sidelights and metal awnings; vertical reeded glass-block strips on the main storey; horizontal reeded glass-block strips at basement level; vertical, curved reeded glass-block strip.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1948, the Shoctor Residence is valued for its association with the renewed development of Old Glenora following the Second World War **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Shoctor Residence is further valued for its association with the Shoctor family and their contributions to Edmonton's Jewish and arts communities **(Theme Value – Institute/Person).** The Shoctor Residence is further valued as a representative example of the Minimal Traditional architectural style **(Theme Value – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	**Unknown** • Original bargeboards replaced with modern alternative • Original soffits replaced with aluminium
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood.
Statement of Integrity	The Shoctor Residence maintains all aspects of integrity

	necessary for it to convey its significance/heritage value. The Shoctor Residence overall is in very good condition with its form, scale and massing intact. The house also retains a high level of integrity of its original elements. The original bargeboards and soffits have been replaced, but otherwise the original materials are intact. - Foundation: There is some cracking and loss of cladding material along the base of the east elevation. Otherwise, the foundation and its cladding appear in good condition. - Cladding: The exterior cladding is in good condition, without any signs of cracking or material loss. - Roof: The roof exhibits no sagging or bulges. There is no damage noted. - Roof Elements: Bargeboards and soffits have been replaced. - Windows: The home retains its original wooden sash windows with wooden storms. There is no paint loss along the wooden elements and the glass is intact. The reeded glass-block lights are also in good condition. - Doors: The wooden front door is original and intact, without any signs of paint loss of damage. - Chimney: The red brick chimney is in good condition with its brick and mortar intact. There is some efflorescence at the top of the chimney.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Pearson Residence		
Address	13109 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;88;6		
Geographic Position	53.545904	-113.548634	NAD83
Site Area	603.22m²		
Contributing resources	n/a		
Date of Construction	1931		
Architectural Style	Storybook Revival (Tudor detailing)		
Architect	Unknown		
Builder	Gavin (Guy) M. McNeill		
Original Use	Single detached residence		
Current Use	Single detached residence		

Municipal Heritage Planner's Mandatory Documentation

Criteria of Significance (see attached worksheets)	**Activity/Theme** Significant as a stylish example of the upscale nature of residential construction built during Glenora's Inter-war development period, after the start of the Great Depression. **Event/Cultural Practice** **Institution/Person** The Pearson Residence is further valued for its connection with two noteworthy Edmonton entities, the Rupert's Land Trading Company and Robert J. Dinning.	**Style/Design/Construction** Possesses style value for its Storybook Revival style with excellent integrity and distinctive Tudor detailing. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Pearson Residence, looking to the south.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Contextual view of the Pearson Residence showing the landscaping in the front yard.
Location	13109 - 104 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the front (right) and east (left) elevations of the Pearson Residence, looking to the southwest.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of exterior stucco chimney on the east elevation of the Pearson Residence.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the double assembly wood windows (with aluminium storms) in the front gable peak of the Pearson Residence.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the Pearson Residence.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the Pearson Residence.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the front gable over the main entryway on the front elevation of the Pearson Residence.
Location	13109 - 104 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the stucco in the front gable peaks on the front elevation of the Pearson Residence.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the triple assembly wood window with wood storms on the front elevation of the Pearson Residence.

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Location	13109 - 104 Avenue NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the wing wall on the northwest corner of the Pearson Residence.
Location	13109 - 104 Avenue NW

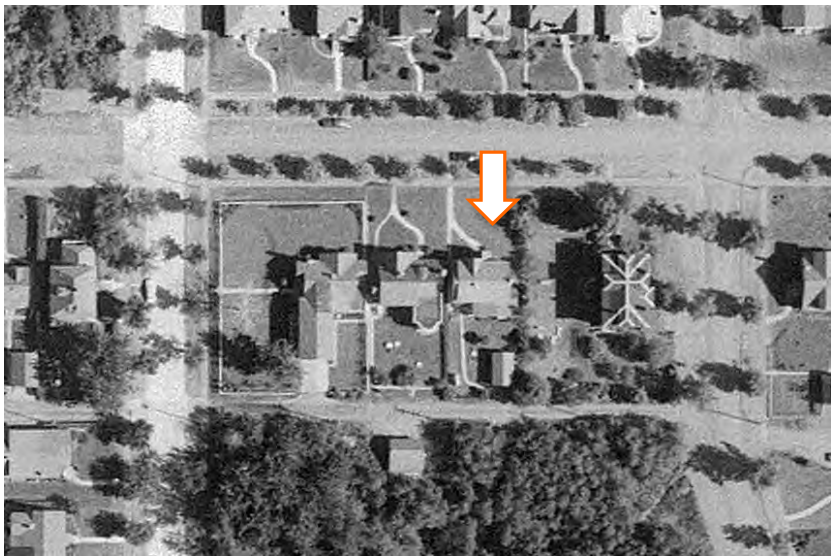
Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 12 Description	
Caption	View of the interior living space on the ground floor of the Pearson Residence.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton
Image 13 Description	
Caption	Detail of a fireplace in the living space on the ground floor of the Pearson Residence.

Municipal Heritage Planner's Mandatory Documentation

Location	13109 - 104 Avenue NW
Copyright	City of Edmonton
Image 14 Description	
Caption	Detail of the main staircase in the central corridor in the Pearson Residence.
Location	13109 - 104 Avenue NW
Copyright	City of Edmonton
Historic Photo	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the Pearson Residence as it appeared in 1979.
Date	April 1979
Photographer	Unknown
Copyright	Alberta Heritage Survey Program (79-R194-01)
Historic Photo	
Caption	1952 aerial image of the Pearson Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1965 aerial image of the Pearson Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Pearson Residence.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Pearson Residence, built in 1931, is significant as a stylish example of the upscale nature of residential construction in Glenora's Inter-war development era, after the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Pearson Residence is further valued for its connection with two noteworthy Edmonton entities, the Rupert's Land Trading Company and Robert J. Dinning **(People Value)**. The home also possesses style value for its Storybook Revival style with excellent integrity and distinctive Tudor detailing **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

Municipal Heritage Planner's Mandatory Documentation

Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Pearson Residence is a one and one-half storey, stucco clad house with a steeply pitched side-gabled roof with wide shed dormer. A large front-gabled projection extends from the shed roof dormer off of which is a nested front-gabled entry. Gables have decorative half-timbering in the gable peaks. The front façade is further identifiable by its triple assembly, multi-light windows with wooden planters. The house is situated on 104 Avenue NW, the lot backs on to north end of the Wellington Ravine. The home is located in the southeast part of the inner city residential community of Glenora, near Stony Plain Road.
Heritage Value	The Pearson Residence, constructed in 1931, is significant as the nature of upscale residential construction built in during Glenora's Inter-war development era, after the start of the Great Depression. The residence is situated on land first owned by HBC employee Malcolm Groat, who sold the land in 1903, to William T. Tretheway as an investment scheme. When those plans did not materialize, he sold the land to Montreal developer, James Carruthers. Carruthers envisioned creating a fashionable enclave for Edmonton's affluent residents. He registered two subdivisions the first in 1907 and the second in 1911. The 1911 subdivision was

	situated south of Stony Plain Road, and surveyed by Richard H. Knight (1877-1931). The 1911 subdivision reflected a combination of a traditional gridiron layout, as well as a *Garden City Suburb* configuration. Ebenezer Howard developed *Garden City* urban planning at the end of the 18th century, in part, in response to the overcrowding of cities during the rapid industrialization of the time. He established a framework that separated industrial and residential areas by green belts. Knight integrated the *Garden City Suburb*, a derivative of *Garden* City to a portion of Glenora. *Garden City Suburb* advocated the establishment of residential enclaves with green spaces for public and private use. Streets were to follow the natural contours of the landscape. The land of the 1911 subdivision was further regulated by James Carruthers' 1911 Carruthers Caveat. The caveat mandated setbacks, placement of dwellings on a lot, ban of commercial buildings, and minimum values of new housing constructed. The construction of the Pearson Residence after the start of the Great Depression was reflective of the economic position of Glenora's landowners. As construction slowed elsewhere in Edmonton, and the province as a whole, grand, high-value homes continued to be built in Glenora through the 1930s economic upheaval. The Pearson Residence is further valued for its quintessential Storybook Revival style and high degree of integrity. The residence was constructed by Gavin M. McNeill (1910-1950), with a listed construction value of $9,000. The McNeill family had emigrated from Glasgow in 1910, and settled in Edmonton's Norwood district. Gavin's father, 'Jock' (John Sr.), was an Edmonton public transportation pioneer, establishing a taxi service, storage service, ambulance service, and airplane hanger business. Gavin pursued property development instead, constructing a number of homes in Glenora in the Storybook Revival style. This style of Period Revivals did not accurately reflect a specific period of architecture, but instead captured elements of various styles creating an eclectic mix. This style was popular during the Inter-war period when the public public search for historical references following the devastation of the First World War. The Pearson's Residence's steeply pitched multiple roofs, cat-slide above the wing wall with arched side-yard entry, variety of exterior cladding, half-timbering detailing, multi-light and multi-assembly windows, and substantial chimney with decorative relief bricks characterise this revival style. The bottle glass stucco in the gable peaks is an early example of a technique that would

	dominate cladding styles in the 1950s. The home's first residents from c1931 to 1942 were Axel (d.1960) and Ida Pearson (d.1963), who both had emigrated from Sweden in the early 1900s. While living in the home, Axel was superintendent for the Swift Canadian meatpacking plant. The Pearson Residence is further valued for its connection with two noteworthy Edmonton entities, the Rupert's Land Trading Company and Robert J. Dinning. The Rupert's Land Trading Company (RLTC), formerly the Revillon Freres Trading Company Limited acquired outright by the Hudson Bay Company (HBC) 1936, and renamed to RLTC two years later. The RLTC purchased the property in 1955 and would serve as a manager's residence; a practice they would continue for the next two decades. The residence was sold by RLTC in 1959 to prominent Edmonton financier Robert J. Dinning. Born in Ontario in 1884, (1884-1969) Dinning arrived in Edmonton in 1902, working for the Merchants Bank of Canada. Dinning was responsible for opening branches of the bank throughout Alberta from Peace River to Lethbridge; briefly becoming the manager of the bank in Lethbridge. In 1924, he was appointed as the first Commissioner of the Alberta Liquor Control Board, moving first to Edmonton and then Calgary in 1942. Dinning would serve on the boards of a number of prominent Alberta companies including: president of Burns and Company Ltd.; president of Palm Diaries Ltd.; vice-president of Consolidated Fruit Co. Ltd; and director of the CPR and Calgary Power. In 1959, Dinning, with his wife Margaret (d. 1971), moved back to Edmonton and purchased the Pearson Residence. Margaret would remain in the home following Robert's death in 1969.
Character Defining Elements	The key elements that define the heritage character of the Pearson Residence include, but are not limited to its: - setting on a deep lot fronting a quiet residential street near Stony Plain Road; - location and orientation including deep setbacks backing onto Wellington Ravine; - form, scale, and massing as expressed by its: one and one-half storey, square plan; full-height basement; side-gabled roof; wide saddlebag shed roof dormers; front-gabled projection with front-gabled entry; one-storey shed roof projection on the side of the home; one-storey gabled projection on rear of residence;

	- wooden-frame construction including: concrete foundation smooth stucco cladding; bottle-glass stucco with shells in the gable peaks; - Storybook Revival-style details such as its: eclectic mix of architectural elements from different periods; elaborate roofline with steep gabled roofs; saddlebag dormers; cat slide over arched entry to side-yard; asymmetrical façade; variety of stucco claddings; multi-assembly multi-light windows; substantial chimney with decorative brick relief; half-timbering; shingled bargeboards; - original fenestration including: leaded-glass wooden-sash fixed window with wooden storm; multi-light wooden-sash fixed windows with wooden storms; double assembly 8-over-1 wooden-sash single-hung windows; triple assembly 8-over-1 wooden-sash single-hung windows flanked by 4-over-1 wooden-sash single-hung window, all with wooden storms; 11-panel wooden front door with ogee-arched upper panels and light; stucco drip moulds; - additional exterior architectural details including: tall tapered stucco-clad with inset brick reliefs exterior chimney on east elevation; interior rear red-brick chimney; and - interior architectural details including: ogee-arched entry to living room; woodwork including built-in cabinets, living room fireplace, hall staircase, baseboards, mouldings; original door bell.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Pearson Residence, built in 1931, is significant as a stylish example of the upscale nature of residential construction in Glenora's Inter-war development era, after the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Pearson Residence is further valued for its connection with two noteworthy Edmonton entities, the Rupert's Land Trading Company and Robert J. Dinning **(People Value)**. The home also possesses style value for its Storybook Revival style with excellent integrity and distinctive Tudor detailing **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Pre-1948 • small early or original rear gable-roofed garage just southeast of house with alley access 1976 – 1986 • narrow garage replaced by large garage in same location 1995 • renovated kitchen at back of house extending the rear wing • aluminium storm windows added
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape is intact as is the landscaping of the Pearson Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: stucco, brick, leaded glass and wood.

Municipal Heritage Planner's Mandatory Documentation

	Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The building conveys a strong historical sense of Glenora's Inter-war development period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building has not changed.
Statement of Integrity	The Pearson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact. The modest extension to the rear wing does not affect the main façades and employs compatible materials and elements to the rear façade. Overall the residence is in very good condition, retaining a high degree of its original fabric. - Roof: The roof is in good condition with no split, curled or missing shingles noted. - Roof elements: The stucco soffits, bargeboards, gutters and rainwater leaders are all in good condition and well maintained. - Foundation: No cracks or failures were evident. - Cladding: The stucco cladding is in very good condition. Minor deterioration and staining below eaves. - Windows: The home retains all its original window openings, most wooden sashes and many wooden storms. Metal replacement storms have been installed on the upper floor. The wooden elements are in good condition, with minor paint and putty failures note on first floor storm windows. - Doors: The home retains its original wooden front door and hardware. It is in excellent condition. - Chimneys: The interior brick chimney and concrete cap are in very good condition. Review of the exterior chimney was limited, that that was visible displayed no areas of deterioration. - Decorative elements: The stucco drip moulds, half-timbering and bracketed wooden planters all in good condition. Minor paint loss the only noted area of

	deterioration. - Porches: The front steps have been replaced and are lower than original.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Boyce Residence		
Address	13110 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;83;8		
Geographic Position	53.546480	-113.548405	NAD83
Site Area	603.394m^2		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Tudor Revival		
Architect	Ernest Litchfield (designer)		
Builder	Ernest Litchfield		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with the	**Style/Design/Construction** Valued as an intact and highly unique example of the Tudor	

Municipal Heritage Planner's Mandatory Documentation

(see attached worksheets)	continued development of the Glenora neighbourhood at the onset of the Great Depression	Revival architectural style
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption

View of the front elevation of the Boyce Residence, looking to the north.

Municipal Heritage Planner's Mandatory Documentation

Location	13110 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and east (right) elevations of the Boyce Residence, looking to the northwest.
Location	13110 - 104 Avenue NW
Copyright	City of Edmonton
Image 3 Description	

Municipal Heritage Planner's Mandatory Documentation

Caption	View of the two-car detached garage located at the rear of the Boyce Residence property, looking to the southwest.
Location	13110 - 104 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front (right) and west (left) elevations of the Boyce Residence, looking to the northeast.
Location	13110 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

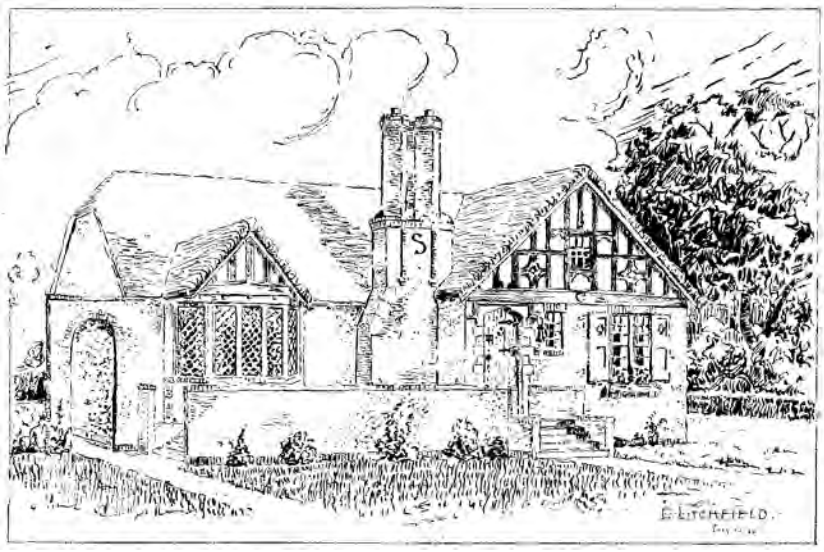
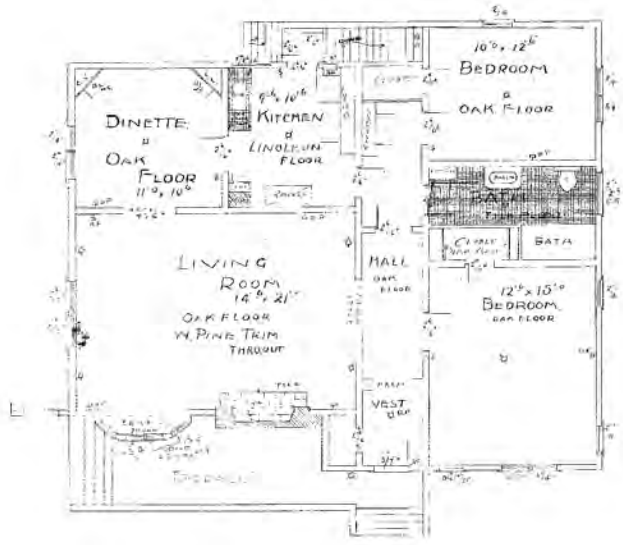
Image 5 Description	
Caption	Detail of the gable on the front elevation of the Boyce Residence.
Location	13110 - 104 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of an original fenestration on the front elevation of the Boyce Residence.
Location	13110 - 104 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the main entryway on the front elevation of the Boyce Residence.
Location	13110 - 104 Avenue NW
Copyright	City of Edmonton

Image 8 Description	
Caption	Detail of the prominent exterior brick chimney on the front elevation of the Boyce Residence.
Location	13110 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Sketch of the proposed Boyce Residence by Ernest Litchfield in 1930.
Location	13110 - 104 Avenue NW
Copyright	City of Edmonton Archives (MP-1930-664)
Image 10 Description	
Caption	Proposed ground floor plan of the Boyce Residence, as drawn by Ernest Litchfield in 1930.
Location	13110 - 104 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton Archives (MP-1930-664)
Historic Photo	
Caption	1952 aerial image of the Boyce Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Boyce Residence.

Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Boyce Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1930, the Boyce Residence is valued for its association with the continued development of the Glenora neighbourhood at the onset of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Boyce Residence is further valued as an exceptional and rare example of the Tudor Revival architectural style of this scale and detailing at the height of its popularity in the Glenora

Municipal Heritage Planner's Mandatory Documentation

	neighbourhood **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Boyce Residence is a one-storey, Tudor Revival-style residence situated in Edmonton's historic Glenora Neighbourhood. Located along 104 Avenue between 132 Street and Glenora Crescent, the residence features a large setback from the street abutting a grassy boulevard with mature trees. The Boyce Residence is highly identifiable by its small scale, cross-gabled roof, rolled eaves on front gable, stucco cladding with half-timbering accents, and prominent corbelled brick double chimney centred on the front facade.
Heritage Value	Built in 1930, the Boyce Residence is valued for its association with the continued development of the Glenora neighbourhood at the onset of the Great Depression. The land on which the present neighbourhood of Glenora exists upon was originally owned by former HBC employee, Malcolm Groat as part of River Lot 2 in the Edmonton Settlement. He sold it in 1903 and two years later, it became the property of Montreal real estate developer, James Carruthers. Carruthers had the River Lot and adjacent land holdings subdivided in 1906 and 1911, enacting a restrictive caveat (Carruther's Caveat) on all properties within the latter subdivision, limiting construction to single detached residences. The caveat required that each residence be built for no less than $3,000 with minimum setbacks of 25- feet from the curb. He also applied a *Garden City Suburb* plan to the area, a popular planning principle at that time that incorporated and built on natural contours and viewscapes of the landscape. The Glenora *Garden City Suburb*, one of the best-preserved in Canada, features curvilinear blocks with irregular lots, small parklets with natural foliage, and preserved viewscapes to the river valley. The financial requirements had the effect of limiting Glenora's growth to Edmonton's growing political and business elites. Initial growth was strong, but it dropped following during the outbreak of the First World War. In the 1920s, Glenora entered a Golden Age of architecture with a housing boom drawing upon the Period Revival traditions in vogue at the time. The onset of the Great Depression in October 1929 decreased housing starts within the city, but Glenora's residents were better insulated from the shock and the community was able to grow, albeit at a slower pace. It was during this period of revival architecture and a depressed economy times that the Boyce Residence was constructed.

	The residence was built for its first occupants, Reginald T. Boyce (1895-1963) and his wife, Marjory J. Horner (1899-1975). Reginald was a veteran of the First World War who returned to Edmonton in 1916 after a wartime injury lead to the amputation of his left leg. He applied for a homestead patent that year and it was granted in 1920. Sometime later, he returned to Edmonton where he began work as a Clerk with Canada Pensions and National Health, moving into the newly constructed residence in 1930. Following Reginald's retirement in 1935, he and Marjory moved away, renting out the house for a few years before selling the property to Isobel Davis and Sydney Davis, a City Clerk, in 1939. The Davis' occupied the home for several years, as did the proceeding owners, John 'Delbert' (1880-1958) and Alice M. McFarland (nee Rogers, 1877-1955). Notable long-term residents were Russell and Eva Johnson. Russell (d.1965) a customs broker with his company, Johnson & Matthew Ltd, acquired the property in 1948. In 1954 he married Eva Lyons (1894-1986), a successful businesswoman who served as a sales representative with London Life for 20 years. Eva was also a gifted pianist and would entertain guests in their home, including the Royal Overseas League and Beta Sigma Phi businesswomen's sorority. Following Russell's death in 1965, Eva would continue to occupy the residence until her own death in 1986. The Boyce Residence is further valued as an exceptional and rare example of the Tudor Revival architectural style of this scale and detailing at the height of its popularity in the Glenora neighbourhood. Ernest Litchfield (1897 - 1989) designed and built the residence, along with several other Period Revival-style homes in the Glenora neighbourhood between the late 1920s and early 1950s, including the neighbouring property at 13114 - 104 Avenue. Litchfield had emigrated from Britain and brought with him an appreciation and understanding of classical British homes. Beginning after the First World War, there was movement in North America towards entrenched traditionalism and a longing for the homeland. Period Revival architecture, drawing upon earlier building styles from Europe and colonial North America as a result became highly popular. The Tudor Revival style of the Boyce Residence is demonstrated by its asymmetrical façade, medium-pitched, cross-gabled roof with rolled eaves, stucco cladding with half-timbering in the gable peaks, segmental arched door opening, leaded lights, and prominent corbelled brick double chimney on the front facade. Common to Litchfield's designs, the house is modest but thoughtfully and whimsically detailed.

Character Defining Elements	Key elements that define the heritage character of the Boyce Residence include, but are not limited to its: - location on 104 Avenue NW in the Edmonton neighbourhood of Glenora; - sitting on a rectangular lot with a large setback from the street; abutting a grassy boulevard with mature trees; manicured lawn with curved cement walkway leading to front entrance; - form, scale and massing as expressed by its: one storey height with full basement; rectangular plan with asymmetrical façade; cross-gabled roof with front gable with rolled eaves on front and jerkin headed roof on side gables; projecting gabled dormer on front façade; flush eaves and wooden bargeboards; front entrance off-set of centre in front gable; three-sided bay with windows on front façade; - wooden-frame construction including: concrete foundation; stucco cladding with half-timbering in the gable peak on the front facade; - Tudor Revival-style elements such as: asymmetrical façade; half-timbering in the gable peak; leaded glass windows; rolled eaves; wooden shutters on front elevation window assembly; prominent external red brick double chimney with corbelling detailing and oversized chimney pots with wrought iron scrolled décor on front façade; segmental arched door opening and door; - original fenestration such as: double-assembly window openings with wooden shutters; single-assembly, fixed and casement wooden-frame leaded glass windows; bay window openings; twelve panel, arched wooden front door with three upper lights; and - additional details such as: wrought iron railing on open porch.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1930, the Boyce Residence is valued for its association with the continued development of the Glenora neighbourhood at the onset of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Boyce Residence is further valued as an exceptional and rare example of the Tudor Revival architectural style of this scale and detailing at the height of its popularity in the Glenora neighbourhood **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	**c1950s** • Window on west elevation filled in **Unknown** • Most windows along front, east and west replaced with vinyl • Archway to backyard along west side of residence removed
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood in the City of Edmonton. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are highly intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood.

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Statement of Integrity	The Boyce Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The Boyce Residence overall is in very good condition with its form, scale and massing intact. The house also retains a high level of integrity of its original elements. While the original openings are intact, several windows have been replaced on all elevations, including the basement level. An archway to the west of the building has been removed. - Foundation: The concrete foundation was not observable. - Cladding: The exterior stucco cladding is in good condition, with some damage and loss of material around the front steps. The half-timbering elements appear in good condition. - Roof: The roof exhibits no sagging or bulges. There are no missing or damaged shingles noted. - Roof elements: The rolled eaves appear in good condition with all shingles intact. The wooden bargeboard along the side gable appear cracked with some paint failure. - Windows: The home retains nearly all its original window openings. Several windows on the front and west facades have been replaced with vinyl alternatives. The bay windows on the front gabled projection have been resized but the side leaded lights remain intact. Other leaded light windows are intact and the wooden shutters on front elevation are in good condition. - Doors: The arched, wooden front door is original and intact. There is some paint failure near the base of the door. - Chimney: The double brick chimney appears in good condition with only minimal mortar loss.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Kennedy Residence		
Address	13111 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;88;7,10		
Geographic Position	53.545902	-113.548864	NAD83
Site Area	689.57m²		
Contributing resources	n/a		
Date of Construction	1932		
Architectural Style	Storybook Revival (Tudor detailing)		
Architect	Unknown		
Builder	Gavin (Guy) M. McNeill		
Original Use	Single detached residence		
Current Use	Single detached residence		

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Criteria of Significance (see attached worksheets)	**Activity/Theme** Significant as an example of an upscale home built characteristic of Glenora's Inter-war development following the start of the Great Depression. **Event/Cultural Practice** **Institution/Person** The Kennedy Residence is further valued for its association with long-term owners, Elisha and Mary Kennedy.	**Style/Design/Construction** Valued as a unique interpretation of the Storybook Revival style in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Kennedy Residence, looking to the south.
Location	13111 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (left) and west (right) elevations of the Kennedy Residence, looking to the southeast.
Location	13111 - 104 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of the gable peak on the front elevation of the Kenney Residence.
Location	13111 - 104 Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	View of the exterior stucco chimney on the east elevation of the Kennedy Residence.
Location	13111 - 104 Avenue NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	View of the eyebrow dormer on the front elevation of the Kennedy Residence.
Location	13111 - 104 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	View of the triple assembly window on the west portion of the front elevation of the Kennedy Residence.
Location	13111 - 104 Avenue NW

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Copyright	City of Edmonton
Image 7 Description	
Caption	View of the triple assembly window on the east portion of the front elevation of the Kennedy Residence, as well as the main entryway.
Location	13111 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the wing wall on the northwest corner of the Kennedy Residence.
Location	13111 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	View of the Kennedy Residence (left) as it appeared in 1956. The residence on the right was also developed by Gavin M. McNeill, and was eventually bought and resided in by his brother, Alex McNeill. It was demolished in c2013.
Date	26 September 1956
Photographer	Kensit Studio
Copyright	Provincial Archives of Alberta (KS813)
Historic Photo	

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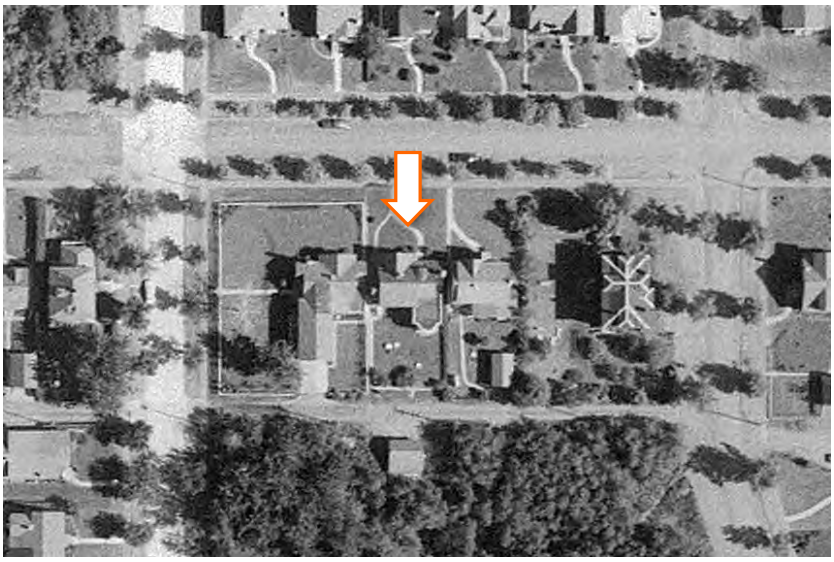
Caption	View of the Kennedy Residence as it appeared in 1979.
Date	May 1979
Photographer	Mufty Mathewson
Copyright	79-R271-30A
Historic Photo	
Caption	View of the Kennedy Residence as it appeared in 1979.
Date	May 1979
Photographer	Mufty Mathewson
Copyright	79-R271-29A

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1952 aerial image of the Kennedy Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Kennedy Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Kennedy Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Kennedy Residence is significant as an example of an upscale home which characterizes Glenora's Inter-war development era following the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Kennedy Residence is further valued for its association with long-term owners, Elisha and Mary Kennedy **(Person Value).** The Kennedy Residence is values as an exceptionally unique interpretation of the Storybook Revival style in Glenora **(Theme**

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	Value – Architecture and Design).
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

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Description of Historic Place	The Kennedy Residence, constructed in the Storybook Revival style, is a one and one-half storey house with side-gabled roof, wide-lapped wooden siding, eyebrow dormer, projection on the front façade with front-gabled bell cast roof, cat slide above side-yard entry, and multi-assembly, multi-light windows. The house is situated on 104 Avenue NW with landscaped front yard, generous setbacks, and backs onto the north end of the Wellington Ravine. The home is located in the southeast part of the inner city residential community of Glenora, near the Stony Plain Road.
Heritage Value	The Kennedy Residence, constructed in 1932, is significant as an example of an upscale home that characterizes Glenora's Inter-war development era following the start of the Great Depression. The lands where the home is located were first owned by HBC employee Malcolm Groat. He sold River Lot 2 in 1903 to William T. Tretheway who planned an investment venture, but when the venture did not take off, Tretheway sold the land in 1905 to Montreal developer, James Carruthers. Carruthers had a vision for an exclusive Edmonton community catering to the city's affluent residents. Carruthers registered to subdivisions in Glenora in 1907 and 1911. This residence is situated in the 1911 subdivision surveyed by Richard H. Knight (1877-1931). Knight's design for this district employed a central circle (today's Alexander Circle) with a gridiron layout to the west; and, to the east near the ravines, the *Garden City Suburb* planning. *Garden City Suburb* grew out of Ebenezer Howard's *Garden City* urban planning, which he developed at the end of the 18th century. Howard developed a planning framework that separated industrial and residential areas by green belts. *Garden City Suburb* advocated the establishment of residential enclaves with green spaces for public and private use. Streets followed the natural contours of the landscape. Additionally, development in Glenora was shaped by the Carruthers Caveat (1911) that controlled aspects such as setbacks and house values. In July 1932, contractor Gavin M. McNeill acquired a permit to construct a $7,300 house - one of five Glenora lots he developed from 1930 to 1932. McNeill's, and others, continued residential development in Glenora during the economic upheaval of the Great Depression; in contrast to others areas of the city and country which slowed or stopped development. The Kennedy Residence is further valued for its association with

	long-term owners, Elisha and Mary Kennedy. Toronto-born Kennedy (1875-1960), moved to Calgary in 1905, establishing a partnership in the stationary and music company, Young and Kennedy. Five years later, Kennedy settled in Edmonton, when he opened a branch of his stationary and music company. Mary (1904-1962) and Elisha married in 1926, and the following year, Elisha became an executive of Gaults Alberta Ltd. Gaults (ran by his brother) acquired the stock of Revillon's Edmonton warehouse and would become one of the largest drygoods warehouses in western Canada. The residence was constructed by Gavin (Guy) M. McNeill (1910-1950) as an investment property. Having emigrated from Glasgow with his family in 1910, McNeill settled in Edmonton's Norwood district. His father John Sr. ('Jock'), a distinguished city transportation pioneer, established the McNeill's Van and Storage family business. Gavin branched out from the family transportation businesses establishing himself as a property developer, hockey player, and eventually a hotelier. The home, occupied by the Kennedys from 1933 to 1960, is a highly intact example of his work, and one of three extant properties out of the five dwellings he built on 104 Avenue in Glenora. The Kennedy Residence is further valued as a unique interpretation of the Storybook Revival style in Glenora. The flowing roofline features an eyebrow dormer, broad bellcast front-gabled projection with curving cat slide to side-yard entry. The horizontal profile is continued on the lower façade with wide-lapped wooden siding, very wide triple assembly windows with shutters. Storybook Revivals did not reference period architecture with historical accuracy, but offered an eclectic pastiche of the romantic traditional elements from diverse periods. Period revival styles were popular during the Inter-war period and became popular through magazines and professional journals. The home also displays Tudor Revival detailing of diamond-light, leaded-glass casement windows and half-timbering in the gable peak.
Character Defining Elements	The key elements that define the heritage character of the Kennedy Residence include, but are not limited to its: - setting on a deep lot fronting a quiet residential street with landscaped front yards and grassy boulevards with mature deciduous street trees; near Stony Plain Road; - landscape elements including: deep lot with landscaped setbacks; original 'Y' shaped front path to house and side-yard;

	- form, scale, and massing as expressed by its: one and one-half storey height, rectangular plan; side-gabled roof; projection with front-gabled bellcast roof; cat-slide giving access to side yard; large one-storey rear projection with round end wall and upper deck; one-storey front-gabled enclosed side porch on west elevation; - wooden-frame construction including: concrete foundation; wide-lapped wooden siding; rough-cast stucco in the gable peaks; - Storybook Revival-style details such as its: eclectic mix of architectural elements from different periods; decorative roofline with side-gabled roof, eyebrow dormer, cat slide entry to side-yard in wing wall, asymmetrical upper façade; arched window and entry openings; exterior stucco-clad chimney; segmented bargeboards; - Tudor-style details such as its: half-timbering in the gable peak; diamond-light leaded glass casement windows; wooden diamond-end detailing; - original fenestration including: arched diamond-light leaded-glass wooden-sash fixed window with wooden storm window; triple assembly of large picture windows flanked by narrow windows; double assembly diamond-light leaded-glass casement windows, single assembly arched rectangle opening; plain wooden window trim and lug sills; interior front door with 8-light upper panel; 2-panel external wooden front door with 1-over-1 light; stucco drip sills; and - additional exterior architectural details including: tall exterior tapered stucco-clad chimney on east elevation and internal front brick chimney; window boxes on front façade; shutters with original hardware on front façade.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Kennedy Residence is significant as an example of an upscale home which characterizes Glenora's Inter-war development era following the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Kennedy Residence is further valued for its association with long-term owners, Elisha and Mary Kennedy **(Person Value).** The Kennedy Residence is values as an exceptionally unique interpretation of the Storybook Revival style in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	1953 and 1979 • Wood roof shingles replaced by asphalt. • Wood siding on garage (if fire insurance map correct) replaced by stucco. 1979 and 2015 • Asphalt shingles replaced with composite. Post 1979 • Windows replaced • Garage's side-gabled roof reconstructed with front gable. • Materiality of front steps altered.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks and distinctive front walk of the Kennedy Residence are intact. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials: wood, stucco, brick

	and leaded glass. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident by its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of Glenora's Inter-war development period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's 'Golden Age' of Period Revivals (1920s to 1940s) has not changed.
Statement of Integrity	The Kennedy Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact. Overall the residence is in very good condition with much of its original fabric intact apart from its windows and roof. - Roof: The roof structure is in good condition. A composite shingle roof has been recently installed. - Roof elements: The visible soffits are in good condition with no paint failures. Bargeboards are original and intact. Gutters and rainwater leaders are present. - Foundation: No visible cracks or failures noted. Paint (or thin parging) is peeling near ground level. - Cladding: The original lapped wood siding and stucco claddings are in very good condition. Staining on the stucco in the gables is present. The chimney has been re-stuccoed. - Windows: The home retains all its original window openings, but nearly all the wooden sashes and storms have been replaced. Wood mullions and trim are in good condition with localized paint loss evident. - Doors: The home retains its original internal and external wooden front doors. Both doors are in good condition. - Chimneys: Metal cap have been installed on both chimneys. Mortar loss is evident on the interior brick chimney. The exterior chimney has been re-clad with stucco. - Decorative elements: Half-timbering, shingled bargeboards, and bracketed wooden planters are all in

	good condition. Minor paint failure on bargeboard shingles. - Porches: The covered front entry is in very good condition. The front steps have been replaced; however, the balustrade and railing are intact with minor deterioration. - Garage: The current garage appears to be the early detached garage; side-gable roof has been replaced since 1997 with a front-gable roof; the stucco may not be original; new roof and materials are authentic to the period; in very good condition.

City of Edmonton
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Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Janes Residence		
Address	13114 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2803AF;83;7		
Geographic Position	53.546479	-113.548635	NAD83
Site Area	603.51m²		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Storybook Revival (English vernacular detailing)		
Architect	Ernest E. Litchfield (designer)		
Builder	Ernest E. Litchfield		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme**	**Style/Design/Construction**	

Municipal Heritage Planner's Mandatory Documentation

Significance (see attached worksheets)	Valued as a highly intact example of the Revival-style homes, which defined the community's 'Golden Age' of architecture. Also valued for its contribution to an important *Garden City Suburb* streetscape. **Event/Cultural Practice** **Institution/Person**	A well-crafted, English vernacular interpretation of the Storybook Revival style by Ernest Litchfield; the centre of a grouping of three adjacent homes by this notable Edmonton contractor. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Municipal Heritage Planner's Mandatory Documentation

Image 1 Description	
Caption	View of the front (centre) and east (right) elevations of the Janes Residence, looking to the north.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Janes Residence, looking to the north.
Location	13114 - 104 Avenue NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Obscured view of the west elevation of the Janes Residence, looking to the northeast.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	View of the east elevation of the Janes Residence, looking to the northwest.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 5 Description	
Caption	View of the rear elevation of the jerkin head detached garage at the rear of the Janes Residence property.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the cobblestone chimney, as seen from the front elevation of the Janes Residence.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of the gable bay dormer as seen on the front elevation of the Janes Residence.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the shed roof dormer as seen on the rear elevation of the Janes Residence.
Location	13114 - 104 Avenue NW

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Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the rolled eaves on the gable projection on the front elevation of the Janes Residence.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of the triple assembly wood window on the gable projection on the front elevation of the Janes Residence.

Municipal Heritage Planner's Mandatory Documentation

Location	13114 - 104 Avenue NW
Copyright	City of Edmonton
Image 11 Description	
Caption	Detail of the main entryway on the front elevation of the Janes Residence.
Location	13114 - 104 Avenue NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of the large mature tree in the rear yard of the Janes Residence property.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 13 Description	
Caption	Detail of the fireplace and built-ins in the living area of the Janes Residence.
Location	13114 - 104 Avenue NW
Copyright	City of Edmonton
Image 14 Description	
Caption	Detail of the woodwork on the ceiling in the living area of the Janes Residence.
Location	13114 - 104 Avenue NW

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Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Janes Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Janes Residence.

Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	
Caption	1976 aerial image of the Janes Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Janes Residence, built in 1930, is significant as a highly intact example of the Revival-style homes, which defined the Glenora neighbourhood's 'Golden Age' of architecture from the late 1920s to early 1930s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The home is further valued as a well-crafted, English vernacular interpretation of the Storybook Revival style built by Ernest

Municipal Heritage Planner's Mandatory Documentation

	Litchfield, and is also the centre of a grouping of two adjacent homes by this notable Edmonton contractor **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Janes Residence is a one and one-half-storey Storybook Revival-style cottage with projecting front-gabled west bay and shallow hipped-roof east bay. The stucco façade displays a recessed front entry below a swept arch, flanked by triple assembly windows. Its side-gabled roof shows English vernacular detailing of rolled eaves, 'thatch' look wooden shakes, cobblestone chimneys and a bay dormer with leaded-glass windows. The house is located on a deep 603.5 square-metre lot fronting 104 Avenue NW. The home is situated in the southwest part of the inner city residential community of Glenora, very close to the busy Stony Plain Road transportation corridor and Groat and Wellington Ravines.
Heritage Value	The Janes Residence, built in 1930, is significant as a highly intact example of the Revival-style homes, which defined the Glenora neighbourhood's 'Golden Age' of architecture from the late 1920s to early 1930s. While Inter-war homes continued the Pre-war trend of combining modern functionality with inviting, picturesque façades using traditional references, new desires for elegance during the late 1920s to early 1930 led to a more eclectic approach. The land where the home is situated was originally owned by HBC employee Malcolm Groat. He sold the land in 1903 to William T. Tretheway for an investment venture, but when his scheme did not take off, Tretheway sold in 1905 to Montreal developer James Carruthers who had visions of the area becoming an exclusive neighbourhood. Carruthers registered two Glenora subdivisions in 1907 and 1911, the former north of Stony Plain Road and the latter south of Stony Plain Road. This property is in the 1911 Plan 2803AF, laid out by surveyor Richard H. Knight (1877-1931). Knight employed a *Garden City Suburb* neighbourhood type to the plan, an adaptation of Ebenezer Howard's *Garden City* urban planning movement that emerged at the end of the 18th century. Knight's use of the *Garden City Suburb* during his staking of the 1911 subdivision resulted in street layout subservient to the naturally established topography of the landscape. The Glenora neighbourhood features curvilinear roads which follow the contours of the terrain, preserved viewscapes to the river valley, and planted boulevards, street trees, and cast iron light standards. Carruthers also implemented a restrictive caveat in 1911 (Carruthers Caveat), which stipulated

	long setbacks, only residential development, and minimum house values ($3,000 for this lot). In the latter part of 1930, construction of a $5,000 house began on this site, a deep lot on 104 Avenue in the north part of Glenora, very close to the Wellington and Groat Ravines. The home is further valued as a well-crafted, English vernacular interpretation of the Storybook Revival-style built by Ernest Litchfield, and is also one of two adjacent homes by this notable Edmonton contractor. Known for his 'modest mansions', English-born Litchfield (1897-1989) built at least 13 Glenora homes between 1928 and 1951, primarily in Revival styles ranging from Tudor to Spanish Colonial. His homes were often speculative builds; the Janes Residence was purchased shortly after construction by Doris and Lorne Janes. This fairy-tale 'English cottage' exemplifies the Storybook Revival style, popular during a time of entrenched traditionalism and return to European roots in Canada and the US in the Inter-war period. Loosely adapted from late Medieval and Early Renaissance English cottages, the Tudor and its sub-style Storybook Revival style includes a broad range of building types from small cottages to palatial mansions. General elements of the style include steeply pitched front gables, prominent and highly decorative chimneys and stucco cladding with half-timbering. The small but highly detailed Janes Residence incorporates a high level of architectural detailing in both form and materials including its recessed entry with swept arch, projecting gabled and hipped-roof bays, leaded-glass windows with diamond and square lights, and three-sided bay dormer. The home's reference to English vernacular materials requires a high degree of craft skill including the masonry of the cobblestone chimneys, and the woodwork in the elaborate half-timbering, shutters and wooden planters as well as the wooden shakes on the swept arch and rolled eaves applied to emulate a traditional thatched roof. The home's first residents, dentist Dr. Lorne Vernon Janes, OBE (1891-1975) and his wife Doris (nee Thompson, 1898-1983) purchased the property in 1931 from Litchfield. Doris was born in London, Ontario and moved to Edmonton with her family as a youth; she was active with the Ladies' Dental Auxiliary, including terms as president. When Lorne served in the Canadian Dental Corps during the Second World War, Doris continued living in the home and continued her service in the auxiliary. Lorne rose to

	Second in Command and received the Order of the British Empire for his work as deputy director for dental services for the Canadian army. The Janes moved just after the war, and radiologist Dr. Patrick Malcolmson and his wife Eleanor became the home's residents for the next decade.
Character Defining Elements	The key elements that define the heritage character of the Janes Residence include, but are not limited to its: - setting on a deep lot fronting a quiet residential street with landscaped front yards and grassy boulevards with mature deciduous street trees; very near the Stony Plain Road transportation corridor; - location and orientation on a deep lot fronting a residential street; deep front setback and setbacks on all sides; treed triangular green space across the alley; location very close to Wellington and Groat ravine natural areas; - landscape elements including: deep lot with landscaped setbacks; original 'S'-shaped front path; cobblestone planter on front façade; very large mature trees front in front and back yards; - form, scale and massing as expressed by its: one and one-half-storey, rectangular plan with narrow façade, projecting front-gabled west bay and shallow hipped-roof east projection; recessed front entry centred on façade; medium-pitched side-gable roof with jerkinheaded gable (west) and front-gabled (east); front-gabled three-sided roof dormer and rear shed dormer; wooden-shingled roof with rolled eaves; narrow verges with closed stucco soffits; plain frieze; - construction materials including: nailed wooden frame structure; smooth stucco cladding on walls and foundation; cobblestone chimneys; concrete foundation; wooden decorative elements, trim and windows; leaded-glass windows; - Storybook Revival-style details such as its: picturesque roofline with side-gabled and jerkin-headed roof, gables, swept arch, bay dormer, hip-roofed projection, wooden shakes with rolled eaves to stimulate thatch roof; smooth light-coloured stucco with half-timbering in the gable peaks; bracketed wooden flower boxes; operational wooden shutters; diamond-light and square-light leaded glass windows and bay windows; interior cobblestone chimneys with clay chimney pots on front elevation, one tall and wide and the other small; rectangular wooden louvres in the gable peaks; recessed front entry

	porch centred on façade with swept arch and carved wooden brackets above opening; - original fenestration including: triple assembly, 6-light wooden-sash windows (fixed flanked by casements) with 6-light wooden storm windows on front façade; triple assembly of 8-light wooden-sash fixed window with 8-light wooden storm flanked by diamond-light leaded-glass wooden-sash casement windows on hipped projection; front dormer bay windows with diamond leaded light casement windows with multi-light casement window in centre; single assemblies of wooden-sash single-hung windows on upper side façades; three-sided bay with double-assembly single-light fixed windows with decorative coloured and leaded glass on east façade; three-sided square bay with triangular brackets and hipped roof with square window openings on east façade; pointed arch window on west façade; plain wooden window trim and lug sills; 11-panel oak front door with ogee-arched upper panels and ogee-arched light and hardware; - additional exterior architectural details including: light fixture if original; tiled steps; original detached garage with wood-shingled (with roof ridge), jerkinheaded, front-gable roof with exposed rafter tails, wooden bargeboards, wooden drop siding and corner boards; and - additional interior architectural details including: moulded plaster fireplace flanked by gothic-arched plaster shelves; ceiling woodwork including wooden frieze and mock rafters with bracket ends.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Janes Residence, built in 1930, is significant as a highly intact example of the Revival-style homes, which defined the Glenora neighbourhood's 'Golden Age' of architecture from the late 1920s to early 1930s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The home is further valued as a well-crafted, English vernacular interpretation of the Storybook Revival style built by Ernest Litchfield, and is also the centre of a grouping of two adjacent homes by this notable Edmonton contractor **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Between 1958 and 1965 – Sherbicks added a backyard swimming pool immediately west of the garage. 1969 – under Cornish's brief ownership (one year) rear main floor bedroom converted to family room with sliding doors opening onto wooden deck. 1970 and 1987 – wooden rear deck replaced by brick patio by homeowner, Ron Welch, a masonry contractor. Between 1965 and 2016 - Pool has been filled in. Unknown – windows replaced in three-sided bay on east façade.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, and massing and stylistic features intact. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards is intact as is the treed landscaping and 'S'-shaped front walk of the Janes Residence. Materials ☒ Yes ☐ No ☐ Not Applicable

	The house retains its authentic materials: wood, stucco, cobblestones and leaded glass. Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of Glenora's Inter-war development period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with Glenora's 'Golden Age' of Revivals (1920s to 1930s) has not changed, nor has its association with the adjacent Litchfield-built homes.
Statement of Integrity	The Janes Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact. Overall the residence is in exceptional condition with most of its original fabric intact and minimal changes (some window replacements and insertion of patio doors on the rear façade). - Roof: The roof structure is in good condition; the wooden shakes are authentic to the home, and in good condition with no missing or split shakes, some lifted shakes and organics on north side. - Roof elements: The visible soffits are in good condition with no paint failures. - Foundation: No apparent cracks or failures noted, stucco cladding stops a few inches above ground level. - Cladding: The original stucco cladding is in very good condition; minor repair in east side gable. - Windows: The home retains all its original window openings, trim and all sashes and storms on the front façade, some replacement sashes on the rear and side elevations including the three sided bay window on the east façade. Wooden trim is in good condition with minor paint failures on some sills and storms. - Doors: The home retains its original internal wooden front door in good condition (no longer with early paint cover seen in 1950 photo), new external storm door. - Chimneys: Both are n good condition, mortar overflow onto

	stonework on smaller chimney. - Decorative elements: Wood and paint coating on half-timbering, shutters and bracketed wooden planters in good condition. - Porches: The recessed front entry is in very good condition; missing mortar in the tiled steps. - Garage: The original garage is in good condition with paint failures on the wooden siding and especially the bargeboards; some organics on the roof shingles.

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Malin Residence		
Address	10216 - 130 Street NW		
Neighbourhood	Glenora		
Legal Description	7621060;118;11		
Geographic Position	53.5435088625341	113.546260228348	NAD83
Site Area	644.968m²		
Contributing resources	n/a		
Date of Construction	1977		
Architectural Style	Late Modern		
Architect	Dennis Christianson of Bittorf Holland Christianson (BHC)		
Builder	John Wilkinson		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme**	**Style/Design/Construction**	

Municipal Heritage Planner's Mandatory Documentation

Significance (see attached worksheets)	Associated with the later development of Glenora. **Event/Cultural Practice** **Institution/Person** Associated with Lynn Malin, original owner and well-known artist in Edmonton.	Excellent example of Late Modern style **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Malin Residence, looking to the

	west.
Location	10216 - 130 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Malin Residence, looking to the west.
Location	10216 - 130 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the front (right) and south (left) elevations of the Malin Residence, looking to the northwest.
Location	10216 - 130 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear (right) and north (left) elevations of the Malin Residence, looking to the southeast.
Location	10216 - 130 Street NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	View of the front (left) and north (right) elevations of the Malin Residence, looking to the southwest.
Location	10216 - 130 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the interior brick chimney adjacent to the roof ridge on the Malin Residence.

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Location	10216 - 130 Street NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the triangular fenestrations in the gable peak on the front elevation of the Malin Residence.
Location	10216 - 130 Street NW
Copyright	City of Edmonton
Image 8 Description	

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Caption	Detail of the shed dormer on the south elevation of the Malin Residence.
Location	10216 - 130 Street NW
Copyright	City of Edmonton
Image 9 Description	
Caption	Detail of the pergola on the south elevation of the Malin Residence.
Location	10216 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 10 Description	
Caption	Detail of the main entryway on the front elevation of the Malin Residence.
Location	10216 - 130 Street NW
Copyright	City of Edmonton

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Image 11 Description	
Caption	Detail of the fenestrations on the front elevation of the Malin Residence. Note the deep window wells, maximizing the amount of natural light in the basement.
Location	10216 - 130 Street NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Sketch of the front elevation of the proposed Malin Residence by

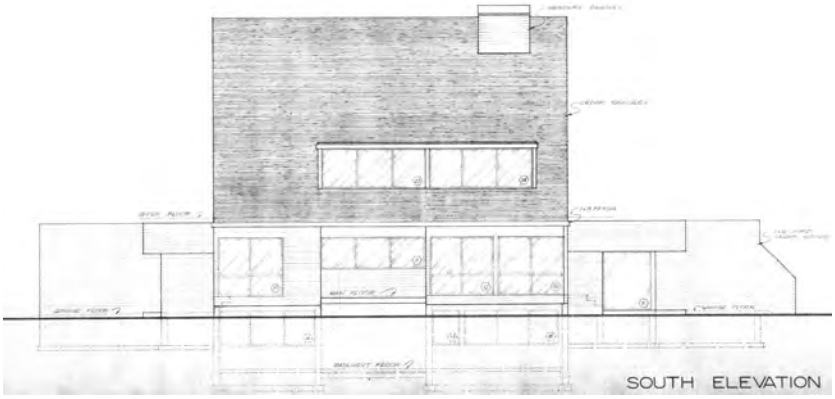
	Dennis Christianson. Note that the final design would differ from this version.
Location	10216 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1977-4091)
Image 13 Description	
Caption	Sketch of the south elevation of the proposed Malin Residence by Dennis Christianson. Note that the final design would differ from this version.
Location	10216 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1977-4091)

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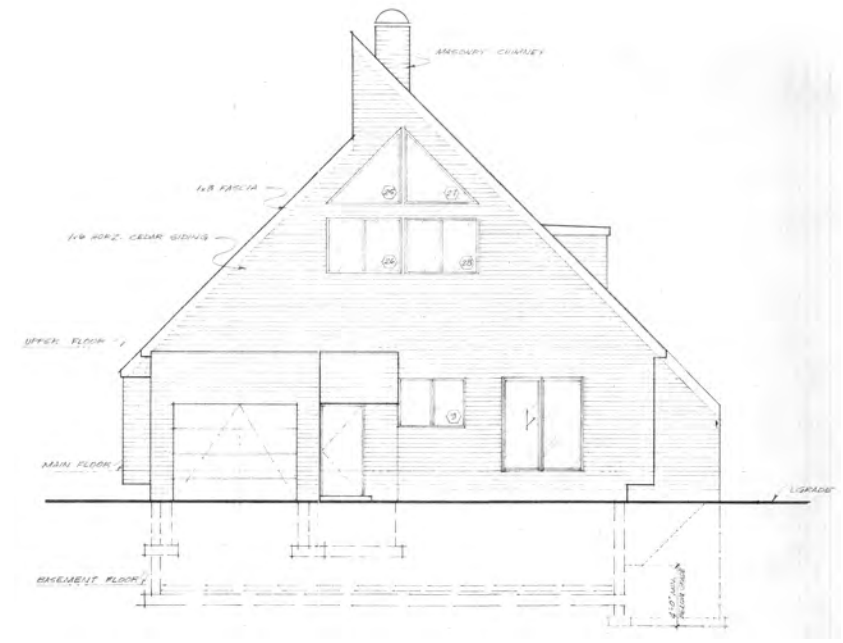
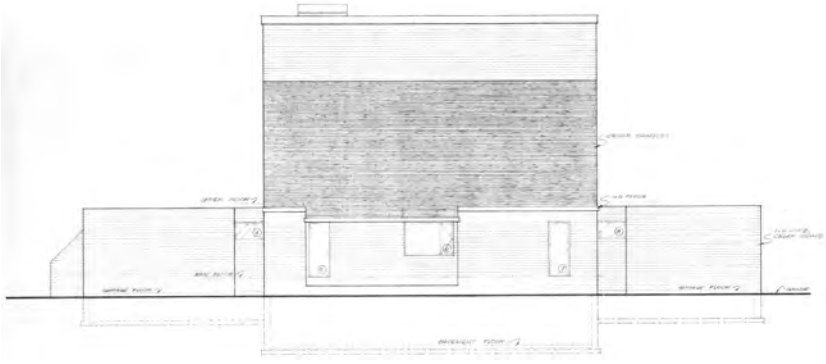
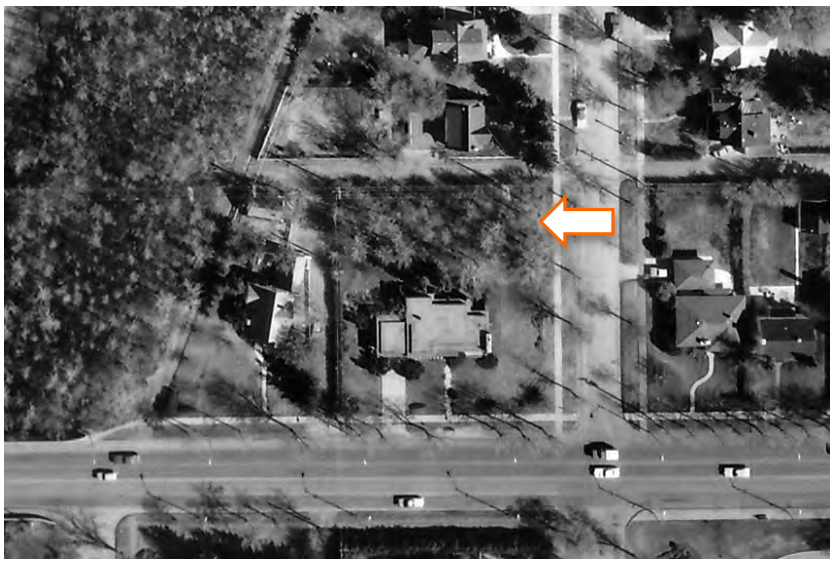
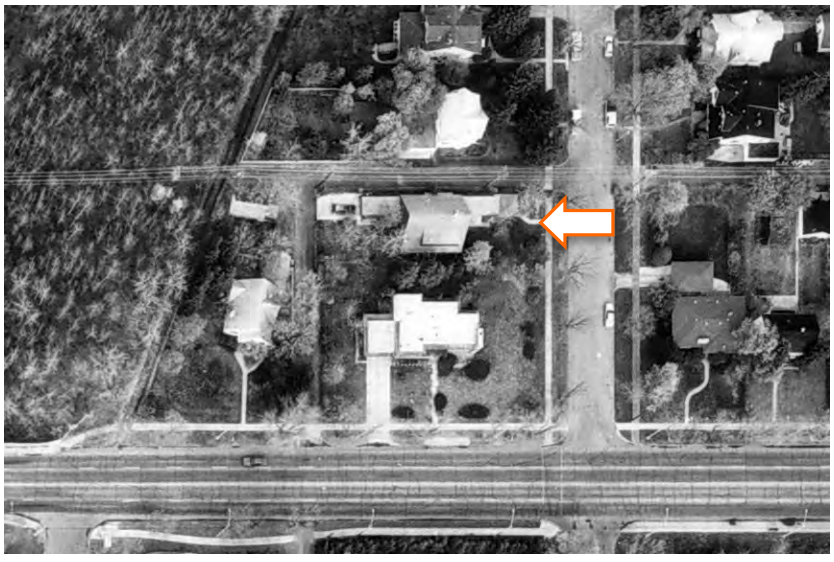
Image 14 Description	
Caption	Sketch of the rear elevation of the proposed Malin Residence by Dennis Christianson. Note that the final design would differ from this version.
Location	10216 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1977-4091)
Image 15 Description	
Caption	Sketch of the north elevation of the proposed Malin Residence by Dennis Christianson. Note that the final design would differ from this version.
Location	10216 - 130 Street NW

Municipal Heritage Planner's Mandatory Documentation

Copyright	City of Edmonton Archives (MP-1977-4091)
Historic Photo	
Caption	1976 aerial image of the land on which the Malin Residence would be constructed the following year, behind the historic Louis Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary
Historic Photo	

Caption	1986 aerial image of the Malin Residence.
Date	1986
Photographer	Unknown
Copyright	City of Edmonton Archives (AS3434, Line 24, Frame 197)

2. Significance

Summary	The Malin Residence, built in 1977, is valued as representative of a second wave of development in the Glenora neighbourhood in Edmonton beginning in the 1960s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).**. The Malin Residence is further valued for its association to celebrated Alberta artist, Lynn Malin **(Person Value).** The Malin Residence is also significant as an exceptional example of the Late Modern style in the Glenora neighbourhood **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☒ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1970s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

Municipal Heritage Planner's Mandatory Documentation

Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Malin Residence is a one and one-half storey Late Modern-style residence with oversized medium-pitched front-gabled roofline with clipped eaves and attached front garage, groupings of windows in a variety of shapes and sizes including two prominent triangular windows at the gable peak, and single material narrow lapped wooden siding. The house is set back from 130 Street NW in a well-landscaped yard in the Glenora neighbourhood, just north of 102 Avenue NW.
Heritage Value	The Malin Residence, built in 1977, is valued as representative of a second wave of development in the Glenora neighbourhood in Edmonton beginning in the 1960s. The house was constructed in New Glenora, one of two subdivisions developed by Montreal grain merchant and real estate mogul, James Carruthers. Both subdivisions are situated on land originally owned by HBC employee, Malcolm Groat in 1885. Groat sold his holdings west of Groat Ravine in 1903, then again in 1905 to Carruthers, who planned to develop the area as a high-end subdivision for Edmonton's elite. Glenora, subdivided in 1906, is situated north of Stony Plain; New Glenora, where this property is located, was subdivided in 1911. To achieve the high-end status of the New

	Glenora subdivision, Carruthers applied both a gridiron and a *Garden City Suburb* plan to the neighbourhood. Popular during the early 20th century, the *Garden City Suburb* movement was conceived by Ebenezer Howard at the end of the 18th century. Born out of Howard's reaction to the increased overcrowding of cities and industrial pollution of the time, he developed a planning framework that separated industrial and residential areas by rolling green belts – city and countryside combined. Surveyor Richard Knight integrated the *Garden City Suburb*, an offshoot of the *Garden City* principle to a portion of the neighbourhood capitalizing on its natural terrain features. It advocated the establishment of entirely residential enclaves with green spaces for public and private use. Streets followed the natural contours of the ravines resulting in undulating streets, parklets which incorporated natural foliage, and preserved viewscapes. Set upon a scenic bench with beautiful views to the South Saskatchewan River, and in close proximity to the Lieutenant Governor's House to the east, the *Garden City Suburb*-planned Glenora community employed many aspects of the principle including curvilinear streets, wide setbacks, naturally landscaped parklets, and irregular lots that flowed with the natural terrain of the landscape. Carruther's also applied a restrictive caveat, known as the Carruther's Caveat (1911), which regulates for deeply setback homes allowing for private gardens, single family dwellings, and minimum value of construction ($5,000 for this lot). The property of the future Malin Residence remained undeveloped until 1947, when a residence was built spanning two lots facing 102 Avenue. In 1976, owners Stanley, a Realtor, and Lillian Franklin, subdivided the lot, releasing the back end of the lot. The current owners, Lynn and Lloyd Malin, purchased the lot in 1976, building their house by the following year. Beginning in the 1960s, the entirety of Glenora would have been built-out, due in part to a boom in construction in the Inter-war period from the late 1920s to early 1930s and again in the 1950s. Undeveloped lots could only be achieved through subdivision or demolition. The Malin Residence is situated on a rare example of a re-subdivided lot in the New Glenora subdivision. The Malin Residence is further valued for its association to celebrated Alberta artist, Lynn Malin. Born and raised in Edmonton, Lynn was educated at the University of Alberta and the University of Toronto. She started a full-time career as an artist in the 1980s.

	Lynn works in a variety of mediums including watercolours, acrylics, oils, and sculpture, creating impressionist works of landscapes and still life. She and husband Lloyd married in 1968; Lloyd was a Barrister at Browlee Fryeet for 19 years then was appointed to the Queens Bench in 2003. They have three children. The Malin Residence is also significant as an exceptional example of the Late Modern style in the Glenora neighbourhood. Late Modern style was built on earlier Modern influences with a departure from superfluous detailing and historical references. The Late Modern style draws from utilitarian buildings such as mining and farming for inspiration. Simple plans with functional floor plans exemplify this style as do monitor roofs with clerestory windows for ventilation, vertical vernacular cladding, and natural materials that integrate with the environment. Late Modern was fashionable for only a short period, from the late 1960s to early 1980s. The Malin Residence was designed by talented Edmonton architect, Dennis Christianson, a Partner with Bittorf Holland Christianson (BHC), formed in 1976. Dennis received a degree in architecture from UBC in 1970 and an MA in Urban Design from Harvard Graduate School of Design in 1974. Dennis met Lloyd at UBC and was retained to design the house. The Malin Residence features a prominent front-gabled roof with low roofline and clipped eaves, single material cladding of narrow lapped wooden siding, a long shed roof on the side façade with ribbon windows with minimalist mullions, and attached garages on the front and rear façade to maximize the narrow lot. Unique design features of the interior incudes deep window wells to allow light into bedrooms, and an open space on the upper level originally designed for Lynn's studio. Lynn used the space as a pottery and weaving studio until she acquired a commercial studio space. The space is now used as a living and entertainment area. The house was completed in 1977 for a cost of $90,000. The Malins moved in in 1978 and continue to reside in the house.
Character Defining Elements	The key elements that define the heritage character of the Malin Residence include, but are not limited to its: - location on a narrow low facing 130 Street NW in the Glenora neighbourhood; - wide setbacks on front of property with lane bordering north side of property;

	- landscape elements including: mature conifers and deciduous trees and buses, mainly on south side of property; - form, scale and massing as expressed by its: two and one-half storey massing; front gabled medium-pitched long roofline, clipped eaves, and bargeboards; attached garage on front and rear facades; shed roof dormer on south façade; - construction materials including: nailed wooden-frame structure; concrete foundation; narrow lapped wooden siding; narrow wooden trim; - Modern-style detailing including its: front gabled roofline with exaggerated long roofline with clipped eaves; single material lapped wooden siding with narrow wooden trim; attached front and rear garage with wide overhanging roof and wooden panelled garage doors; broad and low internal brick chimney; - original fenestration including: double-assembly wooden casement windows; two groupings of triple assembly aluminium windows in dormer; triple assembly wooden-sash windows with lower fixed light and upper awning windows; grouping of fixed wooden sash windows with square and triangle openings; recessed 'bay' with single horizontal wooden awning window; single assembly casement windows; wooden door with wooden vertical panelling and original hardware and large sidelights separated by vertical wooden spandrel panel; and - interior details such as: room layout; deeply set windows; open space on top floor of house.

4. Additional Information

Owner(s)	Lynn and Lloyd Malin
Owner(s) Address	10216 130 Street NW
Additional Information	
Nominator Contact	

Municipal Heritage Planner's Mandatory Documentation

information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The Malin Residence, built in 1977, is valued as representative of a second wave of development in the Glenora neighbourhood in Edmonton beginning in the 1960s **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Malin Residence is further valued for its association to celebrated Alberta artist, Lynn Malin **(Person Value).** The Malin Residence is also significant as an exceptional example of the Late Modern style in the Glenora neighbourhood **(Theme Value – Architecture and Design)**.
Period of Significance	1970s
Chronology of Alterations	None noted
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The design is almost totally original. Environment ☒ Yes ☐ No ☐ Not Applicable The residential nature of the environment has not changed. Materials ☒ Yes ☐ No ☐ Not Applicable The original materials are expressed and are in excellent condition. Workmanship ☒ Yes ☐ No ☐ Not Applicable The original workmanship is intact and in excellent condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the residence is intact. Association ☒ Yes ☐ No ☐ Not Applicable The association is intact apart from the house directly to the house recently being torn down.
Statement of Integrity	The Malin Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

	The Malin Residence is in superb condition with no known changes to the original material. The house is overall very well maintained. - Roof: The roof is in excellent condition. - Foundation: The foundation appears to be in good condition with minor cracks. - Cladding: The wooden cladding is in excellent condition and paint has no signs of deterioration. - Windows: All windows observed were intact and in excellent condition. - Doors: The front door is in original condition. - Chimney: The brick chimney is in good condition. - Garage: The garages are both intact with their original doors.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Martin Residence		
Address	10220 - 130 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;118;6		
Geographic Position	53.543698	-113.546362	NAD83
Site Area	856.993m^2		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Storybook Revival		
Architect	Joseph N. Cote & Sons (designer)		
Builder	Joseph N. Cote & Sons		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance	**Activity/Theme** Valued for its association with	**Style/Design/Construction** Valued for its incorporation of Storybook Revival architectural	

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(see attached worksheets)	development of Glenora during its Golden Age of architecture in the late 1920s to early 1930s	elements
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person	

2005 Provincial Master Plan Theme (please select any that apply)

☐ Prehistoric Alberta	☐ Work and Leisure
☐ Fur Trade	☐ Spiritual Life
☐ Aboriginal Life	☐ Business and Industry
☐ Resource Development	☐ Law Enforcement
☐ Transportation	☐ Military
☐ Agricultural Development	☐ Education
☒ Urban Development	☐ Sports
☐ Politics and Government	☐ Intellectual Life
☐ Health	☐ The Face of Alberta

Image 1 Description



Caption

View of the front elevation of the Martin Residence, looking to the west.

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Location	10220 - 130 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front (right) and south (left) elevations of the Martin Residence, looking to the northwest.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 3 Description	
Caption	View of the south elevation of the Martin Residence, looking to the northwest.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 4 Description	
Caption	View of the rear (left) and south (right) elevations of the Martin Residence, looking to the northeast. The Martin Residence was originally constructed with an attached single-car garage at its rear, and it was expanded to a two-car garage prior to 1965.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Partial view of the north elevation of the Martin Residence, looking to the southwest.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 6 Description	
Caption	Partial view of the north elevation of the Martin Residence, looking to the southwest.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of the red brick chimney located near the north elevation of the Martin Residence.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the tapered stucco chimney located on the south elevation of the Martin Residence.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of an original fenestration on the front elevation of the Martin Residence, with a drip mould above. Original windows have been swapped out for vinyl alternatives.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 10 Description	
Caption	Detail of the main entryway on the front elevation of the Martin Residence.
Location	10220 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 11 Description	
Caption	Sketch of the front elevation of the proposed Martin Residence by Joseph N. Cotes & Sons.
Location	10220 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1930-553)

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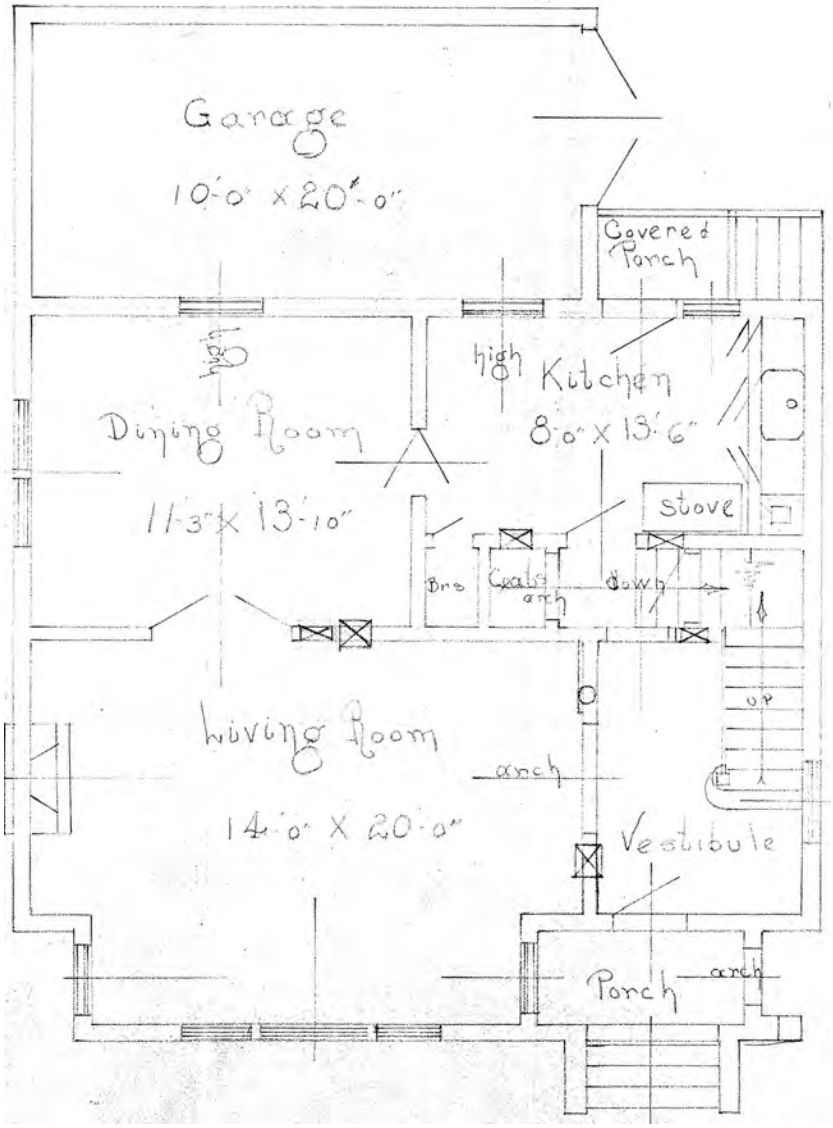
Image 12 Description	
Caption	Sketch of the ground floor of the proposed Martin Residence by Joseph N. Cotes & Sons.
Location	10220 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1930-553)

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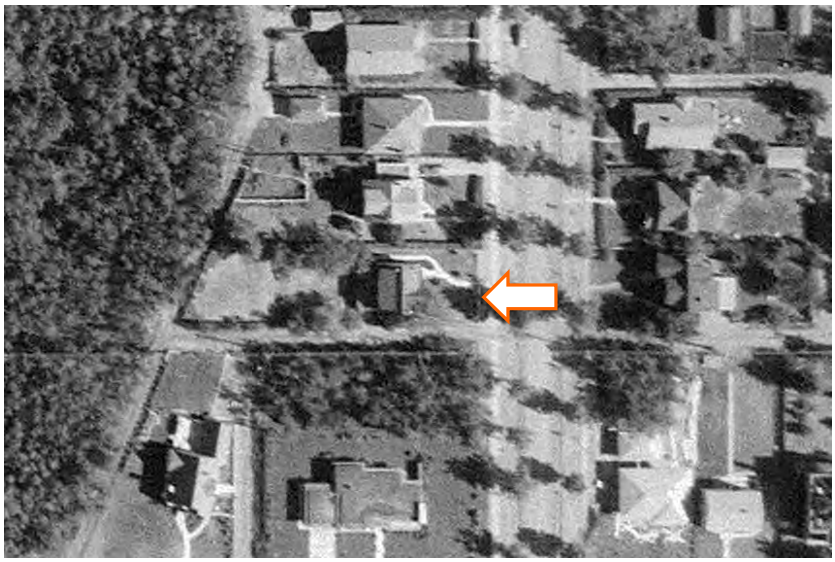
Historic Photo	
Caption	1952 aerial image of the Martin Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Martin Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Martin Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1930, the Martin Residence is valued for its association with development of Glenora during its Golden Age of architecture in the late 1920s to early 1930s at the onset of the Great Depression **(Theme - Pioneer Farms to First Suburbs).** The Martin Residence is further valued for its incorporation of Storybook Revival architectural elements in its design **(Theme - Architecture and Design).**
Era of	Development Era

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Development (please select one)	☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Martin Residence is a one and one-half storey Storybook Revival-style residence situated in Edmonton's historic Glenora neighbourhood. Located mid-block on 130 Street between 102 and 103 Avenues, it is directly east of the Ramsay Ravine and northwest of Government House. The Residence is highly identifiable by its high-pitched, cross-gable roof with a prominent cat-slide front gable over a recessed, arched front entrance. Other notable features include its asymmetrical façade, stucco cladding, external tapered chimney clad in stucco and shed dormers at the front and rear elevations.
Heritage Value	Built in 1930, the Martin Residence is valued for its association with development of Glenora during its Golden Age of architecture in the late 1920s to early 1930s. In 1911, Montreal-based real estate developer James Carruthers subdivided this portion of the neighbourhood from land holdings that he had purchased in 1905 from William T. Tretheway. Tretheway had acquired the land from former HBC employee, Malcolm Groat whose River Lot 2 property also included the area east of present day Groat Ravine. Carruthers set about creating an upscale neighbourhood intended for Edmonton's burgeoning business and political class. To entice future buyers, he sold, at a reduced price, a large block of land overlooking the North Saskatchewan River valley and Groat Ravine to the Province where they would erect Government House (1913), the magnificent sandstone residence of Alberta's Lieutenant Governor. To further advance his agenda, Carruthers created a caveat (Carruthers Caveat) mandating that only single detached homes could be built, constructed at a minimum prices, ranging between $3,000 and $5,000, and setbacks of 25-feet. He also applied a *Garden City Suburb* plan to the area, a popular planning principle at that time that incorporated and built on natural contours and viewscapes of the landscape. The Glenora *Garden City Suburb*, one of the best-preserved in Canada, features curvilinear blocks with irregular lots, small parklets with natural foliage, and preserved viewscapes to the river valley. Growth ebbed and flowed in first couple of decades, and Glenora experienced a construction boom in the late 1920s. The Martin Residence was built during this period, just as Edmonton was entering the Great Depression, where Glenora's wealthy citizens were better equipped to weather the economic storm than other families in the city. Many fine homes including this one, were built during the early years of the

	Depression in Glenora. The residence was built for William F. (1905-1984) and his wife, Helen E. (1907-1962) Martin. William was a local merchant who took over his father's business, Edmonton Saddlery, in downtown Edmonton. After providing tack supplies for years – including dog harnesses for northbound travelers in the 1920s – the business evolved into Martin's Luggage. William's interest in horses continued with his participation in the Edmonton Exhibition Society along with other community groups including the Rotary Association and the Chamber of Commerce. Helen was a stenographer with the Canadian National Railway until she married William in 1930. Later, she was active with the Robertson United Church, the Northern Alberta Light Horse Society and the Edmonton Saddle Club. After Helen's death in 1962, William remarried and retired in the early 1970s, vacating the residence in 1971. The Martin Residence is further valued for its handsome design with Storybook Revival-style elements. It was constructed by builder Joseph N. Cote and Sons at a cost of $6,400. Joseph Cote (1888-1951) was responsible for several others homes in Glenora during the 1930s, concentrated along Wellington Crescent. He was a partner in the real-estate firm, Cote-McCutcheon-Cote as well as president of Modern Homebuilders until he and his wife left for Victoria in 1945. His work in Edmonton spanned Glenora's Golden Age of architecture, which was marked by an appetite for Period Revival homes like the Martin Residence. These new buildings drew upon historic designs from Europe and colonial America, sometimes combining multiple features. Storybook Revival was an eclectic blend of romantic architectural elements from different periods, in particular Tudor Revival. The style elements of the Martin Residence include its high-pitched, side-gabled roof, prominent cat-slide with scroll-cut wing wall on front gabled projection with recessed, arched entryway through arcade, prominent tapered external chimney and multi-assembly windows on the first and second storeys. The windowless bell-cast dormer projecting from the side of the front gable is a unique design element of the home. The combination of these features make the Martin Residence an architecturally significant example of the Period Revival architecture movement in Edmonton's Glenora neighbourhood.

Character Defining Elements	Key elements that define the heritage character of the Martin Residence include, but are not limited to its: - location on 130 Street between 102 Avenue and 103 Avenue, in the Edmonton neighbourhood of Glenora; situated east of the Ramsay Ravine and northwest of Government House; - east-facing orientation on a rectangular lot with a large setback from the street; property abuts a tree-lined boulevard and paved alleyway to the south; well-manicured front garden; - form, scale and massing as expressed by its: one and one-half storey height with full height basement; square plan; side-gabled roofline; steeply-pitched, cross-gabled front projection with cat-slide with scroll cut wing wall with recessed, arched entryway; shed roof dormer on front elevation; shed roof wall dormer on rear elevation; windowless, bell-cast dormer off front gabled projection; projecting eaves with moulded wooden bargeboards in front gable; open stucco soffits; - wooden-frame construction including: concrete foundation; stucco cladding; - Storybook Revival-style details such as: one and one-half storey form with steeply-pitched rooflines; asymmetrical façade; cat-slide roofline with scroll cut arcaded wing wall; arched entryway through arcade; stucco-clad drip moulds above windows openings; tapered exterior stucco-clad chimney; single material stucco cladding; external, stucco-clad tapered chimney; - original fenestration such as: original window openings; single-assembly, multi-light reeded glass-block window in basement; arched door opening with arched wooden screen door; and - additional elements such as: internal red brick chimney at rear elevation.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1930, the Martin Residence is valued for its association with development of Glenora during its Golden Age of architecture in the late 1920s to early 1930s **(Theme Value - Pioneer Farms to First Suburbs).** The Martin Residence is further valued for its handsome design with Storybook Revival-style elements **(Theme Value - Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	1952-1965 • Attached singe-car garage expanded to two-car garage Unknown • All windows replaced with vinyl alternatives • Bargeboards on side gable replaced • Front door replaced • Foundation re-clad with newer parging
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood, east of the Ramsay Ravine. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.

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Statement of Integrity	The Martin Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The Martin Residence overall is in good condition with its form, scale, and massing intact. The house also retains a high level of integrity of its original elements. While the original openings and stucco-clad drip moulds have been preserved, almost all of the residence's windows have been replaced. A single-storey, flat roof double-door garage has been added to the rear of the building. Bargeboards have been replaced on the north and south side gables but remain intact on the front gable. The arched form of the recessed front entrance has been preserved, but the door has been replaced. • Foundation: The parging over the concrete foundation appears intact and in good condition with only minor cracks. • Cladding: The exterior stucco cladding is in good condition. Some water staining concentrated around drip moulds and chimney. • Roof: The roof exhibits no sagging or bulges. There are no missing shingles noted. • Roof Elements: Original moulded, wooden bargeboards on front gable are intact. Some paint failure visible near gable peak. The open stucco soffits are intact and in good condition. • Windows: The home retains all of its original window openings. All windows have been replaced with the exception of a reeded glass block window in the basement, which is intact. The stucco drip mouldings above the windows are present. • Chimneys: The external, stucco clad chimney is intact and in good condition. There is some staining visible and loss of cladding material visible above the roofline. Internal red brick chimney is intact with only limited brick loss.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	McPherson Residence		
Address	10228 - 130 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;18;4		
Geographic Position	53.543985	-113.546259	NAD83
Site Area	520.803m^2		
Contributing resources	n/a		
Date of Construction	1949		
Architectural Style	Modern Bungalow		
Architect	Unknown		
Builder	Herbert McPherson		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the rapid expansion of	**Style/Design/Construction** Valued as an intact Modern Bungalow, representative of the dominant style that	

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worksheets)	Glenora in the Post-war period **Event/Cultural Practice** **Institution/Person**	emerged in the Post-war period **Landmark/Symbolic Value**

2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front (centre) and south (left) elevations of the McPherson Residence, looking to the northwest.
Location	10228 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 2 Description	
Caption	View of the front elevation of the McPherson Residence, looking to the west.
Location	10228 - 130 Street NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the south elevation of the McPherson Residence, with exterior brick chimney, looking to the northwest.
Location	10228 - 130 Street NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	View of the rear of the McPherson Residence property, with detached garage on left.
Location	10228 - 130 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of triple assembly wood window with wood storms on the front elevation of the McPherson Residence.
Location	10228 - 130 Street NW

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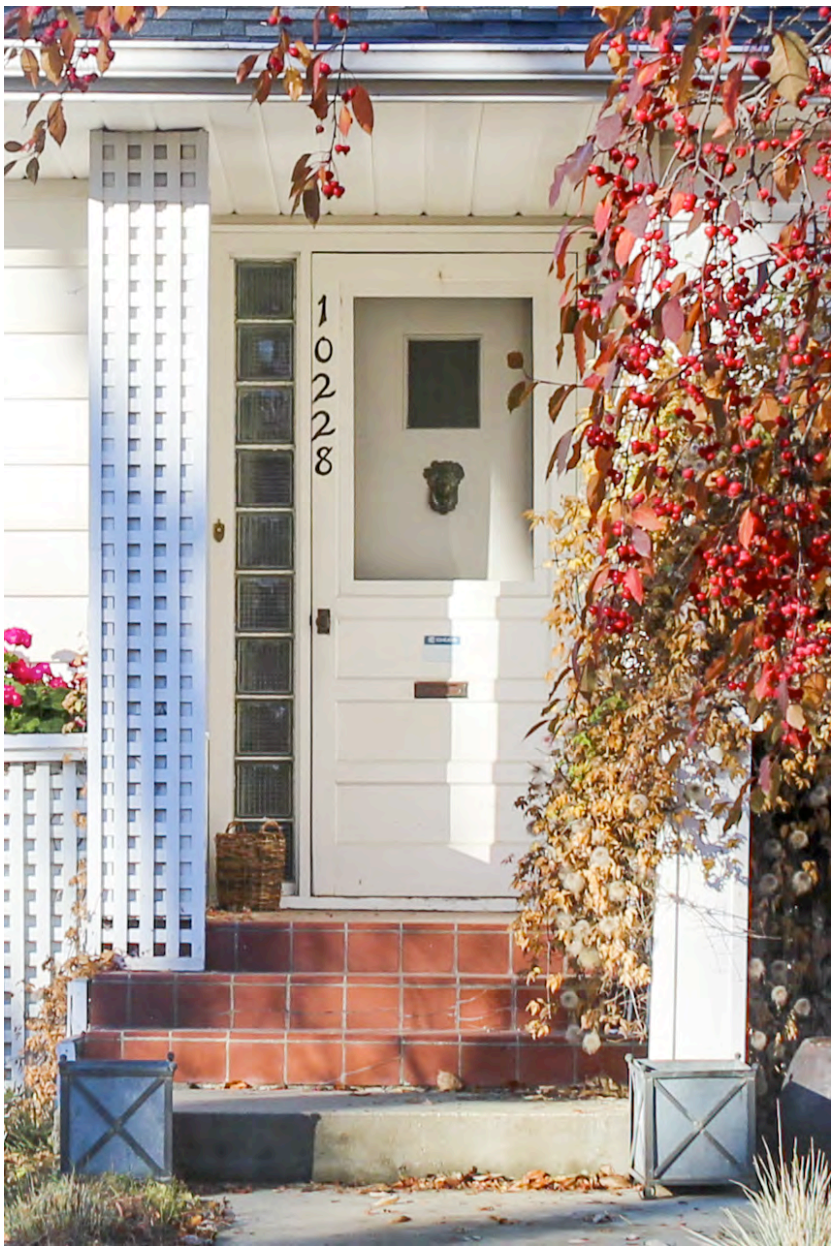
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the main entryway on the front elevation of the McPherson Residence.
Location	10228 - 130 Street NW
Copyright	City of Edmonton

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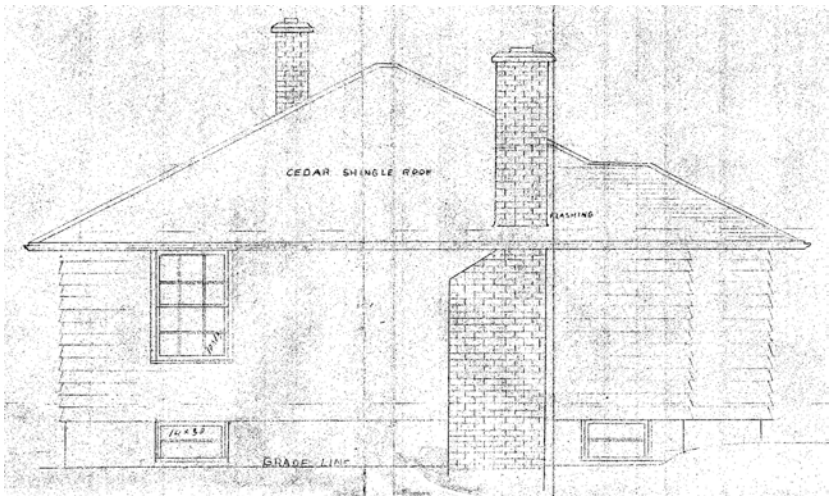
Image 7 Description	
Caption	Sketch of the proposed front elevation of the McPherson Residence, drawn by an unknown architect/drafter.
Location	10228 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1949-719)
Image 8 Description	
Caption	Sketch of the proposed west elevation of the McPherson Residence, drawn by an unknown architect/drafter.
Location	10228 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1949-719)

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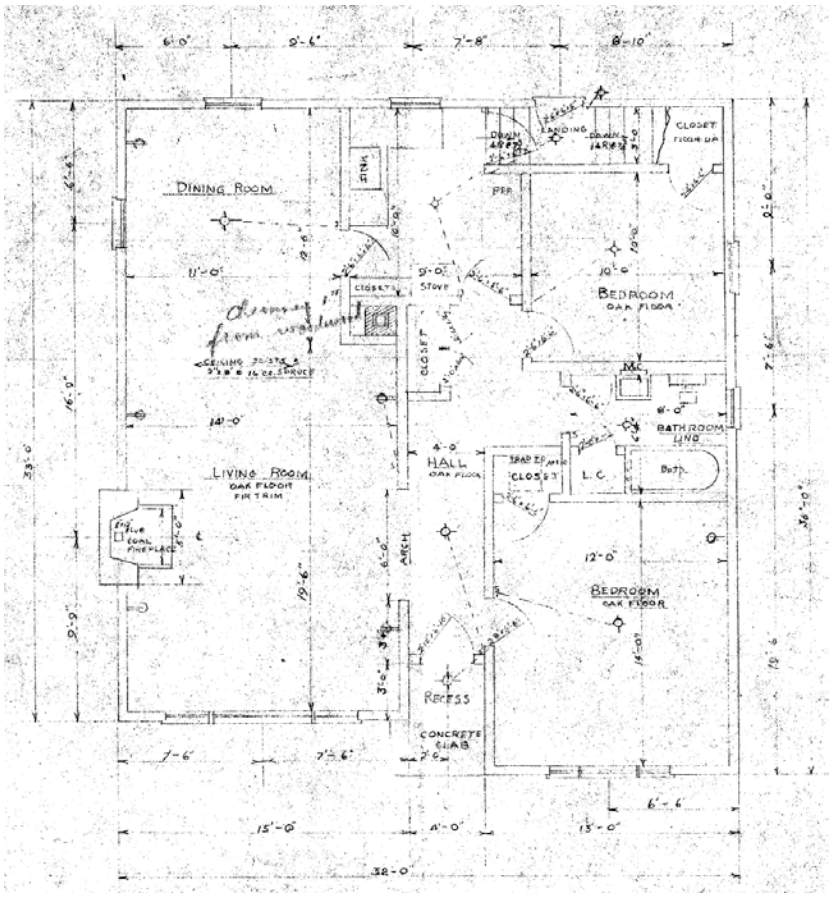
Image 9 Description	
Caption	Sketch of the proposed ground floor of the McPherson Residence, drawn by an unknown architect/drafter.
Location	10228 - 130 Street NW
Copyright	City of Edmonton Archives (MP-1949-719)

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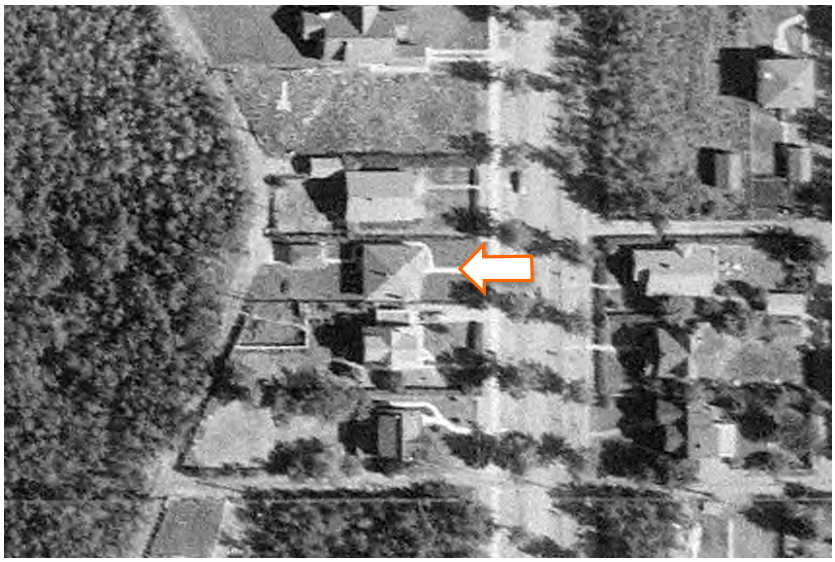
Historic Photo	
Caption	1952 aerial image of the McPherson Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the McPherson Residence.
Date	1965

Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the McPherson Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1949, the McPherson Residence is valued for its association with the rapid expansion of Glenora in the Post-war period **(Theme Value - Pioneer Farms to First Suburbs).** The McPherson Residence is further valued as an intact Modern Bungalow, representative of the dominant style that emerged in the Post-war period **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850

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	☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The McPherson Residence is a one-storey Modern Bungalow-style residence situation in Edmonton's historic Glenora neighbourhood. Located mid-block on 130 Street between 102 and 103 Avenues with an east facing orientation, the house is to the immediate east of Ramsay Ravine and northwest of Government House. The McPherson Residence is identifiable by its one-storey massing, pyramid roof, shallow partial-width hipped projection, centred front entrance, triple-assembly, multi-pane windows, and external brick chimney along the south elevation.
Heritage Value	Built in 1949, the McPherson Residence is valued for its association with the rapid expansion of Glenora in the Post-war period. The Glenora subdivision was surveyed in 1911 by Richard H. Knight. At the time, the entire area was owned by Montreal real-estate developer, James Carruthers. His intention for Glenora was to establish a community catering to Edmonton's business and political class. In 1911, he sold Block H (southeast of the future McPherson Residence) to the Government of Alberta so that they might erect Government House, the residence of Alberta's Lieutenant Governor. Carruthers anticipated this would create a demand for properties throughout the subdivision. In addition, he applied a *Garden City Suburb* plan to the neighbourhood, a fashionable planning principle in the early 1910s. The *Garden City Suburb* lens allowed for the application of the natural landscape through curvilinear streets that follow the natural terrain, preserved viewscapes, and landscaped parklets. The Glenora subdivision is one of the best-preserved *Garden City Suburb* cultural landscapes in the country. An initial building boom in 1912 was cut short by the outbreak of the First World War. From the 1920s to 1930s, Glenora entered a Golden Age of architecture with marvelous homes built primarily in Revival styles. The renewed conflict in Europe at the end of the 1930s led to a loss of labour coupled with an increased demand for housing that only intensified after the end of the Second World War. Previously under-developed subdivisions and vacant lots in mature neighbourhoods experienced a massive increase in new home builds. As the 1911 Carruthers Caveat that set minimum house prices at $3,000 had not been indexed to inflation, it was possible to build a modest home like the McPherson Residence in an area originally intended for grander homes. The residence was built for its first occupants, Herbert and Anne

	McPherson. Herbert (1889-1972) was born in St John, New Brunswick, moved to Edmonton in 1913, and spent 40 years in the insurance industry through his company, Herbert McPherson Ltd. Locally, Herbert was active in the Invanhoe Lodge and was a past president of the Gyro Club of Edmonton. His wife Anne (1897-1995) was active at the local Glenora Club, and was an avid ice dancer and golfer. After Herbert's retirement, the McPhersons moved to Victoria in 1967. The residence was then purchased by Harold and Phyllis Mikkelson. Phyllis (1919-2016) was an innovative teacher who taught at Jasper Place Composite High School for 25 years. Harold (1922-2012) was a salesman at Volkswagen Northern in the late 1960s but later owned his own business, Normik Imports. The Mikkelsons would own the property until their retirement to Nanaimo in 1991. The McPherson Residence is further valued as an intact Modern Bungalow, representative of the dominant style that emerged in the Post-war period. The Bungalow emerged during the Great Depression as an affordable, single-detached home for families struggling in a weak economy. The lack of ornamentation and simplicity of design was a break from the superfluous detailing of past Revival architectural traditions, but it also allowed the Bungalow to be built quickly and cheaply. After the Second World War, the "little house that could" was used to house a rapidly expanding middle class with increasing purchasing power. It was frequently built in new suburbs or as infill in mature neighbourhoods. Because of its simple geometry, the Modern Bungalow was easy to assemble and designs often came from catalogues or pre-fabricated components. The McPherson residence was built by its owner, Herbert McPherson at a cost of $9,500. The Modern Bungalow character elements of the residence are expressed in its single-storey massing, low-pitched pyramidal roof, rectangular plan with short hipped projection, centred entryway, multi-assembly, multi-pane windows and the overall simplicity in its form with minimal architectural detail.
Character Defining Elements	Key elements that define the heritage character of the McPherson Residence include, but are not limited to its: – location mid-block on 130 Street NW, in the Edmonton neighbourhood of Glenora; located to the immediate east of Ramsay Ravine; – siting on a rectangular lot with an east facing orientation; large setback from the street; property abuts wide

	boulevard with mature trees and decorative street lamp; – form, scale and massing as expressed by its: one-storey height with full-height basement; rectangular plan; pyramid roof with wide projecting eaves; partial-width hipped roof projection offset from centre on front facade; – wooden-frame construction including: concrete foundation; lapped wooden siding under later vinyl siding; – Modern Bungalow-style elements such as: one-storey height; multi-assembly, multi-light windows on front elevation; simple, rectangular plan; shallow projection on front elevation; lack of architectural detailing; – original fenestration such as: triple-assembly, 4-over-4 wooden-sash, single-hung windows on either side of 8-over-8 wooden-sash, single-hung, all with multi-light wooden storms; triple-assembly, 4-over-4 wooden-sash, single hung windows on either side of 6-over-6 wooden-sash, single-hung; single-assembly, 1-over-1 wooden-sash, single-hung window; wooden front door with single light and reeded glass block side lights; and – additional elements such as: external, painted brick chimney; internal, painted brick chimney.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	

Municipal Heritage Planner's Mandatory Documentation

Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… Built in 1949, the McPherson Residence is valued for its association with the rapid expansion of Glenora in the Post-war period **(Theme Value - Pioneer Farms to First Suburbs).** The McPherson Residence is further valued as an intact Modern Bungalow, representative of the dominant style that emerged in the Post-war period **(Theme Value – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	Unknown • Lapped siding covered over with vinyl alternative • Original soffits replaced with metal • Narrow gable extension added to the rear elevation
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood.
Statement of Integrity	The McPherson Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The McPherson Residence overall is in good condition with its

	form, scale and massing intact. The house also retains a high level of integrity of its original elements, with limited alterations. The original lapped siding has been replaced or covered over with a newer vinyl material. The original soffits have been replaced with metal. A narrow gabled extension has been added to the rear of the residence. Storms are missing on a few of the windows. – Foundation: The concrete foundation appears to be in good condition with no loss of material or damage. – Cladding: The original lapped siding (as per drawings) could not be observed. – Roof: There is a slight dip in the roofline on the south elevation towards the rear of the residence. Otherwise, the roof is intact with no missing shingles. – Roof Elements: No original roof elements were noted. – Windows: The window retains its original windows. Storms on the south-side window are absent while three storms on the front elevation have been replaced. There is some loss of paint material along the wooden-sashes of the front elevation. – Door: Original door and sidelights are in excellent condition. – Chimneys: The external brick chimney is intact without any mortar, brick or material absent.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Marshall Residence		
Address	10232 - 130 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;118;3		
Geographic Position	53.544115	-113.566237	NAD83
Site Area	670.085m^2		
Contributing resources	n/a		
Date of Construction	1929		
Architectural Style	Arts and Crafts		
Architect	n/a		
Builder	Robert H. Rae		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The Marshall Residence is	**Style/Design/Construction** The Marshall Residence is further valued as an elegantly designed	

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(see attached worksheets)	representative of nature of residential construction in Glenora during the Inter-war period, just prior to the start of the Great Depression.	and exceptionally crafted Arts and Crafts style residence with distinctive clinker brick cladding.
	Event/Cultural Practice	**Landmark/Symbolic Value**
	Institution/Person The Marshall Residence is further valued for its association with prominent Edmonton building contractor Robert H. Rae.	
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the Marshall Residence, looking to the west.
Location	10232 - 130 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	Contextual view of the Marshall Residence showing its front yard, looking to the west.
Location	10232 - 130 Street NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	Partial view of the rear elevation of the Marshall Residence and its associated detached garage.
Location	10232 - 130 Street NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the main entryway on the front elevation of the Marshall Residence.
Location	10232 - 130 Street NW
Copyright	City of Edmonton

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Image 5 Description	
Caption	Detail of the picture window on the front elevation of the Marshall Residence with large multi-light wood storm.
Location	10232 - 130 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the double assembly wood window in the gable peak on the front elevation of the Marshall Residence.
Location	10232 - 130 Street NW

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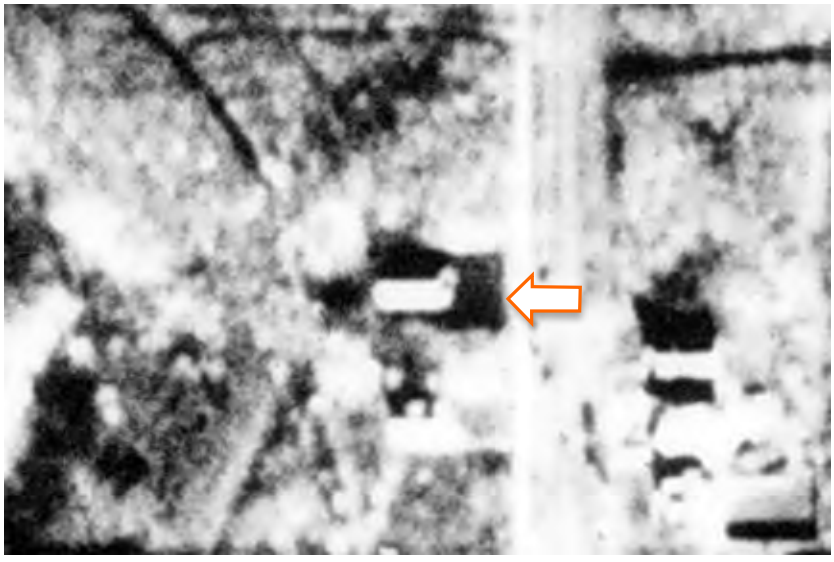
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of one of two dormers constructed onto the Marshall Residence along the south elevation (there are two additional dormers on the north elevation), added sometime between 1986 and 1997. A clinker brick chimney near the ridge of the roof on left.
Location	10232 - 130 Street NW
Copyright	City of Edmonton
Historic Photo	

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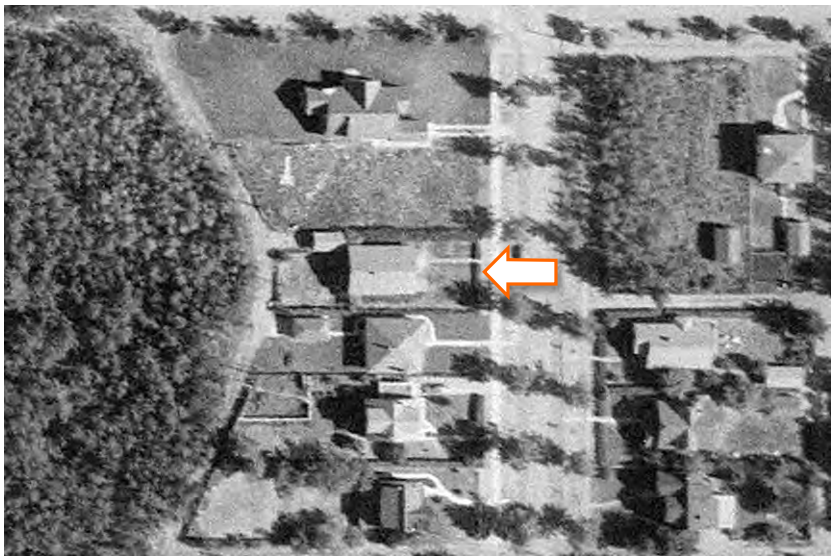
Caption	1930 aerial image of the Marshall Residence.
Date	1930
Photographer	Unknown
Copyright	City of Edmonton Archives (Line 2, Frame 64)
Historic Photo	
Caption	1952 aerial image of the Marshall Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

Historic Photo	
Caption	1965 aerial image of the Marshall Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

2. Significance

Summary	The Marshall Residence, constructed in 1929, is representative of the nature of residential construction in Glenora during the Inter-war period, just prior to the start of the Great Depression **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The Marshall Residence is further valued as an elegantly designed and exceptionally crafted Arts and Crafts-style residence with distinctive clinker brick cladding **(Theme Value – Architecture and Design)**. The Marshall Residence is further valued for its association with prominent Edmonton building contractor Robert H. Rae (1892-1959), who constructed numerous commercial and institutional

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	buildings, as well as residences in Edmonton's Norwood, Calder, Highlands, Glenora, and Virginia Park neighbourhoods **(Person Value).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Marshall Residence is a one and one-half storey residence situated roughly mid-block on 130 Street NW between 102 and 103 Avenues NW in Edmonton's Glenora neighbourhood. The Arts and Crafts-style residence is set back from the street on a rectangular-shaped lot. The house is readily identifiable through its clinker brick exterior with stucco in gable peaks, front-gabled roofs with pointed bargeboards, one-storey front-gabled projection with large fixed multi-light window, and off-centre front entry under a hipped roof porch.
Heritage Value	The Marshall Residence, constructed in 1929, is representative of nature of residential construction in Glenora during the Inter-war period, just prior to the start of the Great Depression. Located in the last area of Glenora to be subdivided by Richard H. Knight in 1911, the home represents a later wave of residential development in Glenora during the Inter-war period. Glenora underwent waves of development, which are reflected in the neighbourhood built stock. Development in Glenora was driven, in part, by the construction of the Groat Ravine Bridge (1911), Alberta Government House (1913), streetcar stub line (1912), and especially its close proximity to downtown, all of which made the neighbourhood attractive to Edmonton's professional and affluent residents. Residential development in Glenora was highly regulated resulting in a diverse collection of highly crafted homes in a variety of architectural styles. The Carruthers Caveat, developed by subdivision owner, James Carruthers in 1911, laid out the guidelines for development in Glenora. The caveat stipulated setbacks; single residential dwellings only; positioning of dwelling on lot; minimal value of construction and applied to lots south of Stony Plain Road. These design guidelines incorporated aspects of *Garden City Suburb*, which emerged as a new form of urban planning in the early 20th century and emphasized the integration of a neighbourhood with its surrounding environment. The Marshall Residence is further valued as an elegantly designed and exceptionally crafted Arts and Crafts-style residence with distinctive clinker brick cladding. Formed initially as a social measure, the Arts and Crafts movement took root in response to England's increased industrialization at the end of the 19th century. The deterioration of decorative arts due to mass production as a result of industrialization resulted in proponents advocating a return

	to quality design and craftsmanship. Arts and Crafts-style houses encompass uncluttered functional floor plans with highly crafted details. Exterior ornamentation is minimal in comparison to the highly decorative styles of the Victorian era. The choice of clinker brick for the Marshall Residence's exterior cladding was likely in part due to Charles W. Marshall's employment as an accountant at Edmonton's Acme Brick Co. Ltd., which may have afforded him a lower unit rate. Clinker brick was a characteristic construction material in Edmonton in the 1910s and 1920s. Clinker brick had previously been discarded due to its discoloured and distorted appearance; but was sought out by Arts and Crafts proponents for its dramatic and hand crafted form. The Marshall Residence, built by prolific Edmonton builder Robert H. Rae, was constructed for Charles and Marguerite Marshall for a cost of $5,000. The residence was the second to be constructed, and the oldest still standing residence, on lot 118. The home's one and one-half storey height, front-gabled roof with front-gabled projection, projecting eaves and verges, exposed rafter tails; overall modest plan, clinker brick and stucco cladding, and multi-assembly windows permitting light to flood the interior of the residence are all hallmarks of Arts and Crafts residences. The Marshall Residence is further valued for its association with prominent Edmonton building contractor Robert H. Rae (1892-1959), who constructed numerous commercial and institutional buildings, as well as residences in Edmonton's Norwood, Calder, Highlands, Glenora, and Virginia Park neighbourhoods. Rae travelled from Parry Sound, Ontario, to Edmonton in 1907. While in Ontario, he had worked at a neighbours brickyard. The same year he arrived in Edmonton, he established RH Rae Contractors. The company would become RH Rae & Sons in the 1950s when his sons Robert and George joined the business. Rae was a highly active community member serving as president of the Alberta Avenue Community League, Canadian Home Builders Association, Edmonton Construction Association, and as a member of the Edmonton Public School Board. Many of Rae's distinctive clinker brick houses are still standing in Edmonton today, a testament to the integrity of Rae's work.
Character Defining Elements	The key elements that define the heritage character of the Marshall Residence include, but are not limited to its: - location on roughly mid-block on 130 Street NW between

	102 and 103 Avenues NW in the Edmonton neighbourhood of Glenora; - siting on a rectangular lot backing on to Wellington Ravine; setback from the street; - form, scale, and massing as expressed by its: one and one-half storey height; rectangular-plan; front-gabled roof with one-storey front-gabled projection on front façade connected to hipped roof front porch; - wooden-frame construction including: stamped parged foundation; clinker brick cladding on the first floor with grey mortar; stucco in the gable peaks; - Arts and Crafts-style elements including: balanced design, uncomplicated ornamentation; variety of exterior cladding materials; projecting eaves and verges; exposed rafter tails; open soffits; plain pointed bargeboards; numerous windows; louvres in gable peak; - original fenestration such as: double-assembly multi-light wooden-sash casement windows; large fixed multi-light wooden-sash picture window with matching wooden-sash storm window; single-assembly 12-over-1 single-hung wooden-sash windows; banked, single, and double assembly 8-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; single assembly fixed multi-light wooden-sash windows with matching wooden-sash storm windows; multi-light wooden-sash basement windows; four panel wooden door with multi-light upper panel and three panel wooden storm door; and - additional elements such as: internal clinker brick chimney; one and one-half storey front-gabled single car garage with clinker, lapped, and shingle cladding, cornerboards, pointed bargeboards, and oeil-de-boeuf window in the gable peak; front porch with hipped roof with exposed rafter tails supports by pier of clinker brick with square tapered wood column.

4. Additional Information

Owner(s)	
Owner(s) Address	

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Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

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Statement of Integrity

Values Summary	This site is significant because… The Marshall Residence, constructed in 1929, is representative of nature of residential construction in Glenora during the Inter-war period, just prior to the start of the Great Depression **(Theme – The Carruthers Caveat and the Garden City Suburb)**. The Marshall Residence is further valued as an elegantly designed and exceptionally crafted Arts and Crafts-style residence with distinctive clinker brick cladding **(Theme – Architecture and Design)**. The Marshall Residence is further valued for its association with prominent Edmonton building contractor Robert H. Rae (1892-1959), who constructed numerous commercial and institutional buildings, as well as residences in Edmonton's Norwood, Calder, Highlands, Glenora, and Virginia Park neighbourhoods **(Theme – People Value).**
Period of Significance	1930s
Chronology of Alterations	Pre-1952 • garage added to rear of lot 1986-1997 • dormers (4) added • addition on rear of house added Unknown Date • front porch balustrade replaced • front porch steps replaced
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The Marshall Residence has not been relocated. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the house is intact when viewed from the front facade. Environment ☒ Yes ☐ No ☐ Not Applicable The house continues to be situated in a residential neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The historic materials of the residence are intact.

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	Workmanship ☒ Yes ☐ No ☐ Not Applicable The integrity of the original workmanship is evident in its detailing and current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The residence retains its historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The building continues to be used as a single-family home.
Statement of Integrity	The Marshall Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. The Marshall Residence overall is in very good condition with its form, scale, and massing intact. The house also retains a high level of integrity of its original elements. - Foundation: The concrete foundation was not observable. - Cladding: The exterior clinker brick and stucco cladding are in good condition. No missing bricks or significant areas of mortar loss were noted. The stucco cladding is original and in good condition. - Roof: The roof exhibits no deformity, missing and/or split shingles. Gutters and rainwater leaders are present and well anchored. - Roof elements: Point wooden bargeboards, open soffits, and rafter tails are intact and original to the residence. Wooden louvre is original with minor paint loss. No areas of rot noted. - Windows: The home retains its original windows on the front and side facades. The storm windows in the gable peak have been removed. Minor localized paint loss is present. - Doors: The front door and storm door are original and in good condition. Minor localized paint loss is evident on some wooden elements. - Chimney: Clinker brick chimney with grey mortar is in poor condition. Flashing at base of chimney is loose and the chimney has been unsympathetically repaired in the past. - Garage: Garage is in fair condition with no significant areas of deterioration noted. - Front Porch is original, in part, with no significant areas of

	deterioration noted. The original balustrade and steps have been replaced.

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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Curtis Residence		
Address	10324 - 130 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;86;2		
Geographic Position	53.545351	-113.546321	NAD83
Site Area	695.79m²		
Contributing resources	n/a		
Date of Construction	1923		
Architectural Style	Georgian Revival		
Architect	Frank R. Lansdown		
Builder	John R. Sherwin		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of	**Activity/Theme**	**Style/Design/Construction**	

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Significance (see attached worksheets)	The Curtis Residence is an exceptional example of the nature of residential construction occurring in Glenora during the Inter-war period. **Event/Cultural Practice** **Institution/Person**	The Curtis Residence is significant as a unique and well-crafted expression of the Georgian Revival style in Glenora during its early development period **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	

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Caption	View of the front elevation of the Curtis Residence, looking to the west.
Location	10324 - 130 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Curtis Residence, looking to the west.
Location	10324 - 130 Street NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 3 Description	
Caption	Partial view of the south elevation of the Curtis Residence, looking to the northwest.
Location	10324 - 130 Street NW
Copyright	City of Edmonton

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Image 4 Description	
Caption	Detail of the wood shingle roof of the Curtis Residence with a red brick chimney on the south elevation (left) and an interior metal clad chimney on the north portion of the residence (right).
Location	10324 - 130 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of triple assembly fenestration, with original wood surround, on the second story of the front elevation of the Curtis Residence.

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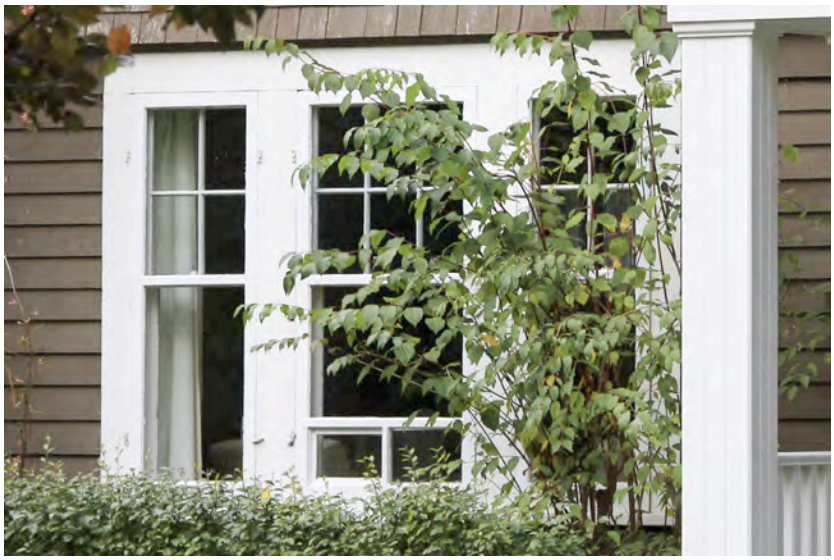
Location	10324 - 130 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of an original triple assembly wood window on the first story of the front elevation of the Curtis Residence.
Location	10324 - 130 Street NW
Copyright	City of Edmonton
Image 7 Description	

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Caption	Detail of original double assembly fenestration with original wood surround above front porch. An impression of a doorway is given, but the existence of the original wood mullion in the double assembly window, and wood surround, indicates that most likely a doorway was never constructed to access the balcony.
Location	10324 - 130 Street NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the main entryway on the front elevation of the Curtis Residence. The porch and balcony were constructed sometime between 1978 and 1986.
Location	10324 - 130 Street NW
Copyright	City of Edmonton

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Historic Photo	
Caption	1924 aerial image of the Curtis Residence.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada
Historic Photo	
Caption	1929 oblique aerial image of the Curtis Residence.
Date	1929

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Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)
Historic Photo	
Caption	1952 aerial image of the Curtis Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	

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Caption	1965 aerial image of the Curtis Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	The Curtis Residence as it appeared in 1978.
Date	13 May 1978
Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R166-08)

Historic Photo	
Caption	The rear of the Curtis Residence as it appeared in 1978.
Date	13 May 1978
Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R166-09)

2. Significance

Summary	The Curtis Residence, built in 1923, is an exceptional example of the nature of residential construction occurring in Glenora during the Inter-war period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Curtis Residence is significant as a unique and well-crafted expression of the Georgian Revival style in Glenora during its early development period **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier)

	☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1920s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Curtis Residence is a distinctive wooden-clad Georgian Revival-style house with a hipped roof. The wooden-shingled upper level slightly overhangs the main level, which is clad in lapped wood siding. The two-storey home is identifiable by its

	symmetrical fenestration of triple assembly multi-light windows, and a centred front door with balcony above. The home is located on 130 Street NW, a quiet residential street with landscaped front yards. The house is situated in the southeast part of the inner city residential community of Glenora, near Stony Plain Road transportation and the Wellington and Groat ravine natural areas.
Heritage Value	The Curtis Residence, built in 1923, is an exceptional example of the nature of residential construction occurring in Glenora during the Inter-war period. The land on which Glenora was developed, was first acquired by HBC employee Malcolm Groat. In 1903, Groat sold the land to William T. Tretheway, who hoped to develop the area as a real estate investment venture; however, he was unsuccessful and sold the land two years later to Montreal businessman, James Carruthers. Carruthers registered the first subdivision in 1907, covering land north of Stony Plain Road. In 1911, he registered the subdivision plan for his land south of Stony Plain Road, which had been surveyed by Richard H. Knight. Knight laid out the 1911 subdivision using a combination of a traditional gridiron layout, as well as a *Garden City Suburb* configuration. Ebenezer Howard developed *Garden City* urban planning at the end of the 18th century in reaction to the overcrowding of cities and increased pollution resulting from the rapid industrialization of the time. Howard developed a planning framework using greenbelts to separate industrial and residential areas. Knight integrated the *Garden City Suburb*, an offshoot of *Garden* City, to a portion of Glenora's 1911 subdivision. *Garden City Suburb* advocated the establishment of residential only enclaves with green spaces for public and private use. Streets followed the natural contours of the landscape. The land of the 1911 subdivision was further regulated by the Carruthers Caveat, established by James Carruthers in 1911. The caveat stipulated setbacks, placement of dwellings on a lot, ban of commercial buildings, and minimum construction values. Carruthers' purpose for establishing these planning tools was to ensure the neighbourhood attracted Edmonton's affluent residents. Initial development concentrated in clusters around Alexandra Circle, Connaught Drive, and the Government House before spreading outwards following the First World War. The Curtis Residence was first owned by Nicholas and Louise Curtis. Nicholas (died1960) born in Taganrog, Russia, to his English parents in 1891, would spend the first decade of his life

	travelling the world with his parents, before being sent to England to attend school. In 1910, he immigrated to Canada, settling in Ontario. Following his military service in France during the First World War, he continued his education at the Ontario Agricultural College. After graduation, he began his career with the federal government's livestock branch in agricultural marketing, relocating to Edmonton in 1920. The next year he married Louise Creelman (1895-1975) of Ontario, and in 1922, the couple acquired a construction permit to build the extant home. The Curtis Residence, listed with a construction value of $5,000, was an earlier residence constructed in Glenora. The Curtis' hired English carpenter, John R. Sherwin (1854-1944), to construct the substantial home. Nicholas and Louise remained in the home until their passing in 1960 and 1975, respectively. The Curtis Residence is further significant as a unique and well-crafted expression of the Georgian Revival style in Glenora during its early development period. The formal symmetry of its tall triple assembly, multi-light windows, projecting hipped roof, unique shingle-clad upper storey with lapped siding on the main storey and central entry are hallmarks of Georgian Revival architecture. Period Revival styles characterize Glenora's Inter-war development. This Georgian Revival home references design elements of houses built during the reign of the England's King Georges (18th and early 19th centuries). It references accurate elements of its precedents such as its two-storey form with symmetrical fenestration, central entry, open soffits, and tall sash windows. The home's multi-assembly windows, variation in cladding, and bellcast second floor exterior walls are more typical of the revivals. Frank R. Lansdown, 1880-1952, of Lincoln, England, designed the home. After establishing a practice in England, Lansdown immigrated to Canada in 1907, settling in Edmonton, where he became Chief Draughtsman for the Alberta Department of Public Works (1908-1918). He started his own firm in 1919, with the Curtis residence being one of his last designs prior to moving Santa Ana, California in 1923. While in California he designed such significant buildings as the Santora Building (1928) and Bowers Memorial Museum (1936).
Character Defining Elements	The key elements that define the heritage character of the Curtis Residence include, but are not limited to its: - setting on a deep lot fronting a quiet residential street; landscaped front yards; near Stony Plain Road;

	- landscape elements including: landscaped setbacks; mature hedge and large deciduous and coniferous trees in front and back yard; - form, scale, and massing as expressed by its: two-storey, square-plan; basement; hipped roof; one-storey shed roof projection on rear; - wooden-frame construction including: concrete foundation; wooden shingles on second storey; lapped wooden siding on first storey; open soffits with exposed rafter tails; - Georgian Revival-style details such as its: side-hipped roofline; three-ranked symmetrically balanced fenestration, tall multi-light hung-sash windows, some in triple assemblies; lapped and shingle wooden siding; slight overhang of the upper level; bargeboards; placement of chimneys; - original fenestration including: triple assembly 6-over-1 wooden-sash single-hung window flanked by 4-over-1 wooden-sash single-hung windows with 1-over-1 wooden storms; double assembly 6-over-1 single-hung wooden-sash windows with wooden-sash storm windows; single, double, and triple assembly rectangle window openings; plain wooden window trim and sills; single panel multi-light wooden front door with plain trim; and - additional exterior architectural details including: internal brick chimney with wire cut brick and grey mortar.

4. Additional Information

Owner(s)	
Owner(s) Address	

Municipal Heritage Planner's Mandatory Documentation

Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because….. The Curtis Residence, built in 1923, is an exceptional example of the nature of residential construction occurring in Glenora during the Inter-war period **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Curtis Residence is significant as a unique and well-crafted expression of the Georgian Revival style in Glenora during its early development period **(Theme Value – Architecture and Design).**
Period of Significance	1920s
Chronology of Alterations	1924 – 1948 • original garage replaced by garage on northwest corner of lot 1976 - 1986 • garage replaced by large hipped-roof garage in same location on lot • columns, balustrade and balcony added to front entry balcony constructed 1978 - present – • north chimney altered • windows on second storey, replaced with vinyl.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, however the entry has been altered. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks is intact as is the landscaping of the Curtis Residence. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains its authentic materials, although some windows are replaced.

	Workmanship ☒ Yes ☐ No ☐ Not Applicable The high quality of the workmanship of the building is evident in its materials, detailing, and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with the early years of Glenora's initial build out is intact.
Statement of Integrity	The Curtis Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The home's original form, scale, and massing are intact. The residence is in good condition and retains most of its original fabric with alterations noted. - Roof: The roof is in fair condition. The wooden shingles show signs of deterioration and organics build up is also present. - Roof elements: Rot present at some exposed rafter tails. Gutters and rainwater leaders present, but gutters show signs of leaking. - Foundation: No apparent cracks or failures in foundation. - Cladding: Lapped wood siding and wooden shingles are intact and in good condition. Minor paint loss, staining, and organics are noted. - Windows: The home retains all its original window openings and trim. Window sashes on the first floor are intact, however, upper floor sashes have been replaced. The wood elements are in good condition with minor paint failure on trim and sills. - Doors: The home retains its original wooden front door, which is in very good condition with no paint failure. - Chimney: The south chimney shows no evidence of displacement. The concrete cap is cracked, and localized repointing of the brick has occurred. The north chimney appears to be covered in sheet metal and the cap removed. - Decorative elements: Cornerboards, watertable, and planters are in good condition overall.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Martyn Residence		
Address	10334 - 130 Street NW		
Neighbourhood	Glenora		
Legal Description	2803AF;86;4		
Geographic Position	53.545683	-113.546206	NAD83
Site Area	850.906m^2		
Contributing resources	n/a		
Date of Construction	1930		
Architectural Style	Storybook Revival		
Architect	Ernest Litchfield (designer)		
Builder	Ernest Litchfield		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its continued development during	**Style/Design/Construction** Refined and grandiose example of Storybook Revival in the neighbourhood.	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	the Depression as the Golden era of development **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person** Associated with prominent Glenora builder, Ernest Litchfield
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the Martyn Residence, looking to the southwest.

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Location	10334 - 130 Street NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the Martyn Residence, looking to the west.
Location	10334 - 130 Street NW
Copyright	City of Edmonton
Image 3 Description	

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Caption	View of the rear elevation of the Martyn Residence, looking to the northeast.
Location	10334 - 130 Street NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the large red and clinker brick chimney of the Martyn

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	Residence.
Location	10334 - 130 Street NW
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the main entryway on the front elevation of the Martyn Residence.

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Location	10334 - 130 Street NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of a triple assembly window on the second storey of the front gable on the front elevation of the Martyn Residence.
Location	10334 - 130 Street NW
Copyright	City of Edmonton

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Image 7 Description	
Caption	Detail of a bay window on the front elevation of the Martyn Residence.
Location	10334 - 130 Street NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	Detail of the large two-door attached garage, facing 130 Street, of the Martyn Residence.
Location	10334 - 130 Street NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the Martyn Residence.
Date	1952

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Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the Martyn Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	

Caption	1976 aerial image of the Martyn Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1930, the Martyn Residence is valued for its association with the continued development of Glenora during the Depression, a Golden era of development in the neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Martyn Residence is further valued as an early example of builder Ernest Litchfield's contributions to the Glenora neighbourhood **(Person Value).** The Martyn Residence is further valued as a refined and exceptional example of Storybook Revival style, built during Glenora's Golden Age of architecture **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s

Municipal Heritage Planner's Mandatory Documentation

Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Martyn Residence is a two and one-half storey Storybook Revival-style residence situated in Edmonton's historic Glenora neighbourhood. Located on a trapezoid-shaped lot on 130 Street overlooking Groat Ravine to the east, the residence is highly identifiable by its dramatically asymmetrical massing featuring a hipped roof with prominent, cat-slide gabled front projection and an additional gabled projection with half-timbering behind it. Other identifiable features include a prominent bay window on the first storey, an elaborate and prominently sited external brick chimney, multi-assembly, wooden-sash windows and attached two-door garage opening onto the front street.
Heritage Value	Built in 1930, the Martyn Residence is valued for its association with the continued development of Glenora during the Depression, a Golden era of development in the neighbourhood. Montreal real-estate developer James Carruthers intended for his 1911 Glenora subdivision to cater to Edmonton's political and business elites. He had bought Malcolm Groat's River Lot 2 in 1905, and as well as acquired adjacent quarter sections. Having surveyor Richard H. Knight stake a large block (Block H) in the southeast corner of the subdivision, overlooking Groat Ravine and the river valley, he sold this particular parcel to the Alberta government so that they might erect the stately Government House for the province's Lieutenant Governor's residence. Carruthers was influenced by the *Garden City Suburb m*ovement, which sought to create a harmony between the built and natural landscapes. With its proximity to Edmonton's picturesque river valley, the Glenora subdivision was well suited to this task. To enforce his vision, Carruthers placed a restrictive caveat on all properties, restricting development to single family homes built at no less than $3,000 (a large sum in 1911) with large setbacks from the street to allow for the cultivation of private gardens and landscaping. The distinct and stately Martyn Residence is an excellent manifestation of Carruther's ambitions for the Glenora's *Garden City Suburb* with opulent massing and detailing, original and early double car garage, and generous setback from the street overlooking Groat Ravine to the east. The residence was built for Angus D. (1888-1956) and Bernice (b.1891) Martyn. Angus was employed in the farm equipment business and in 1928, he was transferred to Edmonton to serve as the Manager of the Northern Alberta area. The Martyns had the

	residence built for them and their two sons, Maxwell and Donald, soon after they arrived in the city. In 1939 it was sold to Dr. Percy H. Sprague (1902-1976) and his wife, Marjorie (1905-1992). Percy was a physician who worked out of the historic McLeod Building in downtown Edmonton. A graduate of the University of Alberta, he and Marjorie (nee McIntyre) were wed in 1930. In 1944, Percy was elected president of the University of Alberta's Medical Alumni Association and he became an Associate Professor at the school in the early 1950s. He would continue as a practicing physician later in the decade, retiring in the late 1960s and vacating the residence in 1971. The Martyn Residence is further valued as an early example of builder Ernest Litchfield's contributions to the Glenora neighbourhood. Ernest Litchfield (1897 - 1989) emigrated from Britain, bringing with him his English sensibilities and eye for the Storybook Revival aesthetic. Beginning in 1928, his earlier homes were constructed smaller in scale, reminiscent of old English cottages. Built at a cost of $9,500 (more than double the price of his earlier homes) the Martyn Residence was his first large-scale residential property. Litchfield continued to construct homes in Glenora throughout its Golden Age in the 1930s, and into the early 1950s. The Martyn Residence is further valued as a refined and exceptional example of Storybook Revival style, built during Glenora's Golden Age of architecture. Between the 1920s and 1940s, there was a strong appetite in Edmonton for Revival-style homes as construction once again boomed in the Glenora neighbourhood. These residences adopted the designs of earlier building styles from colonial America and Europe due to a return to entrenched traditionalism after the First World War. The Storybook Revival style, a sub-style of Tudor Revival, was influenced by the homes of Medieval and early Renaissance England and American Craftsman Bungalows, ranging from quaint cottages to grander estates. The Martyn Residence belongs to the latter category, with its impressive massing and prominent high-pitched, cat-slide front projection. Storybook Revival homes were also known for their asymmetrical facades and complex rooflines, demonstrated by the residence's hipped roof with overlapping gables and dormers. Additional design features such as the three-sided bay window on the front façade, decorative external brick chimney prominently sited on the front facade, multi-assembly wooden sash windows and half-

	timbering elements communicate the residence's Storybook influences.
Character Defining Elements	Key elements that define the heritage character of the Martyn Residence include, but are not limited to its: – location on 130 Street, in the Edmonton neighbourhood of Glenora; overlooking Groat Ravine to the east; – siting on a trapezoid-shaped lot with a large setback from the street; property abuts boulevard with mature trees; – form, scale and massing as expressed by its: two and one-half storey height with full-height basement; L-shaped plan; asymmetrical roofline including high-pitched hipped roof with prominent cat-slide front gabled projection and recessed gabled projection; flush eaves with wooden bargeboards; gabled attached two-door garage extending from north elevation with doors recessed under arcade wall; gabled wall dormer; jerkin-headed canopy above front entryway; single-storey hipped roof, partial-width projection on rear elevation; – wooden-frame construction including: concrete foundation; stucco cladding; half-timbering in gable peak; – Storybook Revival-style elements such as: asymmetrical façade; decorative, wooden half-timbering in recessed gable peak; steeply pitched roofs with cat-slide front projection; multi-assembly, wooden-sash windows; oriel window with hipped roof and leaded glass transom lights; prominent, partially stucco-clad, external corbelled brick double chimney with wrought-iron decorative element attached to chimney; open porch with original ogee arched wooden door beneath jerkin-headed canopy with gable screen and decorative brackets; wooden shutters on second storey windows; decorative quoining around inset garage; louvre at gable peak; – original fenestration such as: hipped roof oriel window with multi-light, wooden-sash windows with 1-over-1 wooden storms and leaded glass transom lights; triple-assembly, multi-light wooden-sash windows with multi-light wooden storms on first and second stories; double-assembly, 2-over-2 wooden-sash, single-hung windows with 1-over-1 wooden storms on rear elevation; single-assembly, 1-over-1, wooden sash windows on rear elevation; four-assembly, single-light wooden-sash casement windows on rear hipped projection; single-assembly, wooden-sash window with triangular head;

	ogee shaped wooden door with central square light and original wooden storm door; and – additional elements such as: wooden vent in front gable peak; curved ornamented wrought-iron open railings at front entryway.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… Built in 1930, the Martyn Residence is valued for its association with the continued development of Glenora during the Depression, a Golden era of development in the neighbourhood **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The Martyn Residence is further valued as an early example of builder Ernest Litchfield's contributions to the Glenora neighbourhood **(Person Value).** The Martyn Residence is further valued as a refined and exceptional example of Storybook Revival style, built during Glenora's Golden Age of architecture **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	Unknown • garage doors replaced • window in gabled wall dormer off front projecting façade has been replaced and air conditioner added • some basement windows changed to vinyl
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact. Feeling ☒ Yes ☐ No ☐ Not Applicable

	The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood and natural landscape.
Statement of Integrity	The Martyn Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The Martyn Residence overall is in excellent condition with its form, scale and massing intact. The house also retains a high level of integrity of its original elements. – Foundation: The foundation is in excellent condition with minor cracks. – Cladding: The stucco cladding is in good condition with only minor cracks visible. The half-timbering is in good condition and has been recently painted. – Roof: The cedar shingle roof appears to be fairly new with no visible lifted or missing shingles. There is some staining off a rwl above the front entry canopy. The metal roof over the oriel window appears to be in good condition. – Decorative Elements: The wooden bargeboards, triangular brackets, shutters, are in excellent condition and have been recently painted. There are no signs of material or paint loss among all the elements. – Windows: The home retains nearly all of its original wooden-sash windows and storms (apart from a few replacements), which are intact and in excellent condition. – Doors: The wooden door and storm door are in excellent condition with no apparent alterations. – Porch: The porch stairs composed of brick are in good condition. The wrought iron railing has been recently painted and is in good condition. – Chimney: The front chimney is in excellent condition with no evidence of mortar loss. The ceramic chimney caps have been replaced with metal flues.

City of Edmonton
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SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	MacMurchy Residence		
Address	10220 Churchill Crescent NW		
Neighbourhood	Glenora		
Legal Description	2803AF;116;1		
Geographic Position	53.543698	-113.548635	NAD83
Site Area	507.128m^2		
Contributing resources	n/a		
Date of Construction	1928		
Architectural Style	Craftsman Bungalow		
Architect	n/a		
Builder	John E. Bible		
Original Use	Single Detached Residence		
Current Use	Single Detached Residence		
Criteria of Significance (see attached	**Activity/Theme** Valued for its association with the Garden City Suburb	**Style/Design/Construction** Valued for its Craftsman Bungalow style elements	

Municipal Heritage Planner's Mandatory Documentation

worksheets)	movement in the Glenora Neighbourhood **Event/Cultural Practice** **Landmark/Symbolic Value** **Institution/Person**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Image 1 Description	
Caption	View of the front elevation of the MacMurchy Residence, looking to the west.
Location	10220 Churchill Crescent NW

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Copyright	City of Edmonton
Image 2 Description	
Caption	View of the south elevation of the MacMurchy Residence, looking to the north.
Location	10220 Churchill Crescent NW
Copyright	City of Edmonton
Image 3 Description	
Caption	View of the detached garage at the rear of the MacMurchy Residence property, looking to the north.

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Location	10220 Churchill Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the larger gable dormer on the front elevation of the MacMurchy Residence.
Location	10220 Churchill Crescent NW
Copyright	City of Edmonton
Image 5 Description	

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Caption	Detail of the wood bargeboards, triangular brackets, and soffit on the southwest corner of the MacMurchy Residence.
Location	10220 Churchill Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of the banked assembly of wood windows on the enclosed porch of the MacMurchy Residence. While not original to the residence, as the porch was once open, these windows would have been an early addition.
Location	10220 Churchill Crescent NW
Copyright	City of Edmonton

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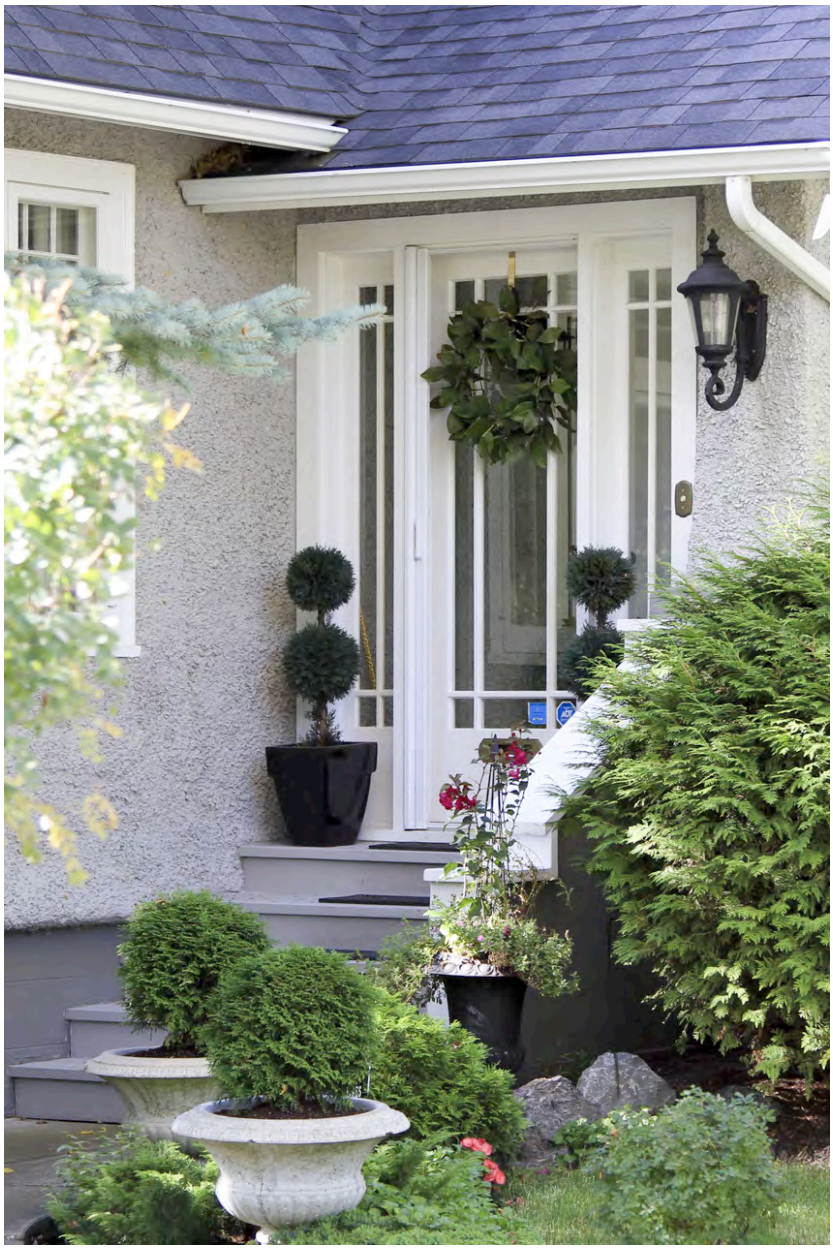
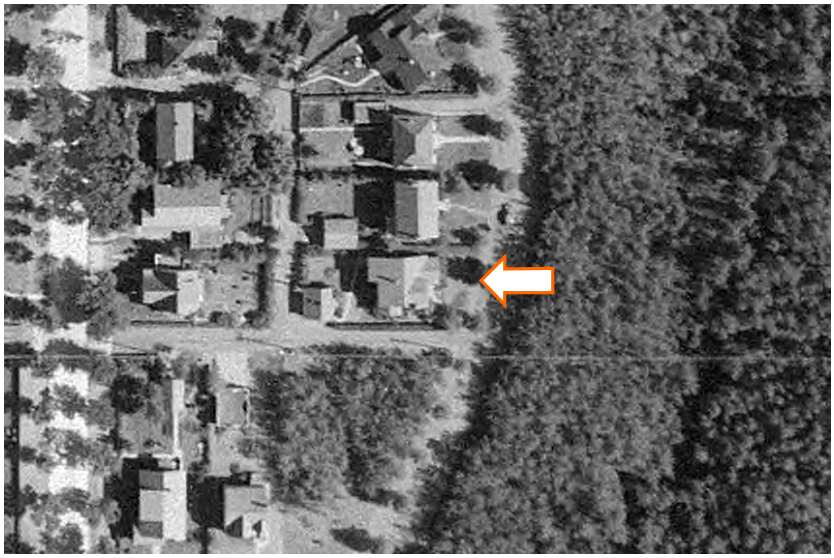
Image 7 Description	
Caption	Detail of the triple assembly wood window with transoms and wood storms on the front elevation of the MacMurchy Residence.
Location	10220 Churchill Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the main entryway at the front of the MacMurchy Residence.
Location	10220 Churchill Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	The MacMurchy Residence as it appeared in 1929, shortly after its construction the previous year.
Date	1929
Photographer	McDermid Studio
Copyright	Glenbow Archives (ND-3-4645a)
Historic Photo	
Caption	1952 aerial image of the MacMurchy Residence.

Municipal Heritage Planner's Mandatory Documentation

Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the MacMurchy Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)

Historic Photo	
Caption	1976 aerial image of the MacMurchy Residence.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	Built in 1928, the MacMurchy Residence is valued for its association with the development of the Glenora neighbourhood during the neighbourhood's Golden age of development **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The MacMurchy Residence is further valued as an intact and refined example of the Craftsman Bungalow style in Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement)

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	☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☒ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The MacMurchy Residence is a one and one-half story Craftsman Bungalow-style residence situated in Edmonton's historic Glenora neighbourhood. Located on Churchill Crescent north of 102 Avenue, the residence has an east-facing orientation towards the Ramsey Ravine. The MacMurchy Residence is identifiable by its side gabled roof with gable and shed dormers, a gabled, partial-width enclosed porch on the front elevation, single material stucco cladding and multi-assembly, wooden-sash windows.
Heritage Value	Built in 1928, the MacMurchy Residence is valued for its association with the build out of the Glenora neighbourhood during the neighbourhood's Golden age of development. At the turn of the 20th century, the majority of the present community of Glenora was part of River Lot 2, a tract of land owned by former HBC employee, Malcolm Groat. In 1903, Groat sold the western portion of his land to William T. Tretheway who in turn, sold it to Montreal real-estate developer, James Carruthers in 1905. Carruthers had the portion of the neighbourhood south of Stony Plan Road subdivided in 1911 with the intention of develop it according to the principles of the *Garden City Suburb*. This movement sought to create harmony between the built and natural environments, with roadways that followed the natural contours of the landscape, and large lots that allowed for the cultivation of private gardens. Carruthers enforced these principles with a restrictive caveat (Carruthers Caveat) that limited development to single detached homes, large setbacks from the street and house prices no less than $3,000. After an initial building boom in 1912/13, growth slowed during the First World War as resources and materials were in short supply. Development picked up again in the late 1920s and Glenora entered a Golden Age of architectural development. The MacMurchy Residence was built during this architectural renaissance and its position on the curved Churchill Crescent overlooking the Ramsay Ravine ties it to the development of the *Garden City Suburb* movement. The residence was first purchased by Norman MacMurchy (1883-1950), Manager of the Mutual Life Association and his wife, Jean Welsh. In 1934, it was sold to Robert (1884-1947) and Olive Thomlinson (1890-1966). Robert George Thomlinson served as the Manager and then President of Gorman's Limited and as an avid golfer, he was also the past president of the Mayfair Golf Club as well as an active member of the Edmonton Horticultural Society. In

	1942, the residence became the property of William Simpson (1894-1988) and his wife, Ethel Lillian Stewart (1893-1985). During their residency, William was a barrister with Simpson Henning Jull & Kerr and later, the McDonald Hotel. He was a well-known Edmonton lawyer, having served on three Canadian royal commissions, including the Rowell-Sirois Royal Commission (1937) to consider problems surrounding dominion-provincial relations. The Simpsons held onto the MacMurchy Residence for many years, vacating it in 1970. The MacMurchy Residence is further valued as an intact and refined example of the Craftsman Bungalow style in Glenora. The residence was built on speculation at a cost of $6,500 by retired bureaucrat, John E. Bible. A well-known local horticulturalist, Bible left England and came to Canada in the late 1800s, spending 25 years in Toronto. In 1894 he married Elizabeth Ann Hill (d.1934) and together they came to Edmonton around 1904. John was employed in the government's immigration branch until his retirement in 1928. After his retirement, he built at least two homes in the Glenora neighbourhood - the MacMurchy Residence and another at 10442 Connaught Drive. While not a trained builder or architect, Bible incorporated the Craftsman style in the construction of the MacMurchy Residence. These elements include the one and one-half storey massing with gabled dormer on south side, side-gabled roof with exposed rafters and triangular brackets, partial-width enclosed gabled porch and multi-assembly wooden sash windows. Beginning in the 1910s in Alberta, the Craftsman Bungalow was a preferred style for smaller homes. Craftsman homes feature detailing and design elements drawn from the British Arts and Crafts movement with an emphasis on exemplary craftsmanship.
Character Defining Elements	Key elements that define the heritage character of the MacMurchy Residence include, but are not limited to its: – location on the curvilinear Churchill Crescent in the Edmonton neighbourhood of Glenora; Ramsay Ravine located to the immediate east of the residence; – east-facing orientation with a large setback from the street; property abuts boulevard with mature trees; – form, scale and massing as express by its: one and one-half storey height with full-height basement; rectangular plan; side-gabled roof with projecting eaves, pointed wooden bargeboards and exposed rafters; gabled dormer on south side of front elevation; shed dormer on rear elevation; one-

	storey, gabled enclosed porch; one-storey gabled projection on south elevation; – construction elements including: wooden-frame construction; concrete foundation; rough stucco cladding; wooden trim and decorative elements; – Craftsman Bungalow-style elements such as: one and one-half storey height; multiple rooflines; low-pitched side-gabled roofline; decorative brackets, exposed rafter tails; and pointed bargeboards; wooden dentils above front-projection windows; multi-assembly, wooden-sash windows; gabled, partial-width enclosed porch with tapered columns and square piers; wooden louvre in gable peak; tapered stucco clad external chimney; and – original fenestration such as: triple-assembly, multi-light, wooden-sash casement windows on either side of a single-pane, wooden-sash fixed window with multi-light transom all with wooden storms on front elevation; single and triple-assemble, 4-over-1, wooden-sash single-hung windows with hinged wooden storms and stucco drip mould half-storey; bank of multi-light, wooden-sash fixed windows on front and south projections; multi-light wooden door with sidelights.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact	

Municipal Heritage Planner's Mandatory Documentation

information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… Built in 1928, the MacMurchy Residence is valued for its association with the development of the Glenora neighbourhood during the neighbourhood's Golden age of development **(Theme Value – The Carruthers Caveat and the Garden City Suburb).** The MacMurchy Residence is further valued as an intact and refined example of the Craftsman Bungalow style in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1930s
Chronology of Alterations	**Unknown** • Original stucco cladding replaced with sympathetic material • Window boxes removed **Early** • Porch infilled and new windows to match existing added **Post 1976** • Small gabled dormer added on north side of front façade
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the residence has been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The environment has not been altered and remains a residential neighbourhood in the City of Edmonton. Materials ☒ Yes ☐ No ☐ Not Applicable The house's historic materials are intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The preservation of the original materials has allowed the original workmanship to remain intact.

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	Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling remains unchanged. Association ☒ Yes ☐ No ☐ Not Applicable The residence still maintains its association with the surrounding neighbourhood.
Statement of Integrity	The MacMurchy Residence maintains all aspects of integrity necessary for it to convey its significance/heritage value. The MacMurchy Residence overall is in very good condition with its form, scale and massing intact. The house also retains a high level of integrity of its original elements. It has been re-clad with stucco that is sympathetic to the original character. – Foundation: The concrete foundation was not observable. – Cladding: The residence has been re-clad, but the materials are sympathetic to the building's original character. – Roof: The roof exhibits no sagging or bulges. There are no missing or damaged shingles notes. – Roof Elements: The bargeboards and gable brackets are intact and good condition. There are no signs of material or paint loss among all the elements. – Windows: The home retains its original windows which are all intact, with no missing elements, damaged class or paint failure on the wooden-sash elements. – Doors: The wood and glass front door is intact and in good condition.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	West Residence		
Address	13101 Churchill Crescent NW		
Neighbourhood	Glenora		
Legal Description	2804AF;116;5		
Geographic Position	53.544309	-113.548690	NAD83
Site Area	698.944		
Contributing resources	n/a		
Date of Construction	1914-1915		
Architectural Style	Edwardian Foursquare		
Architect	James Henderson		
Builder	Ewing W. Organ		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance (see attached	**Activity/Theme** The West Residence is valued as an early example of the	**Style/Design/Construction** The West Residence is further valued as an elegant and early expression of an Edwardian	

worksheets)	nature of residential construction occurring in Glenora during its initial build out in the 1910s. **Event/Cultural Practice** **Institution/Person** The West Residence is further valued for its association with long-term occupant (1959-1987), Anthony Jordan	Foursquare-style residence in Glenora **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	View of the front elevation of the West Residence, looking to the south.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton

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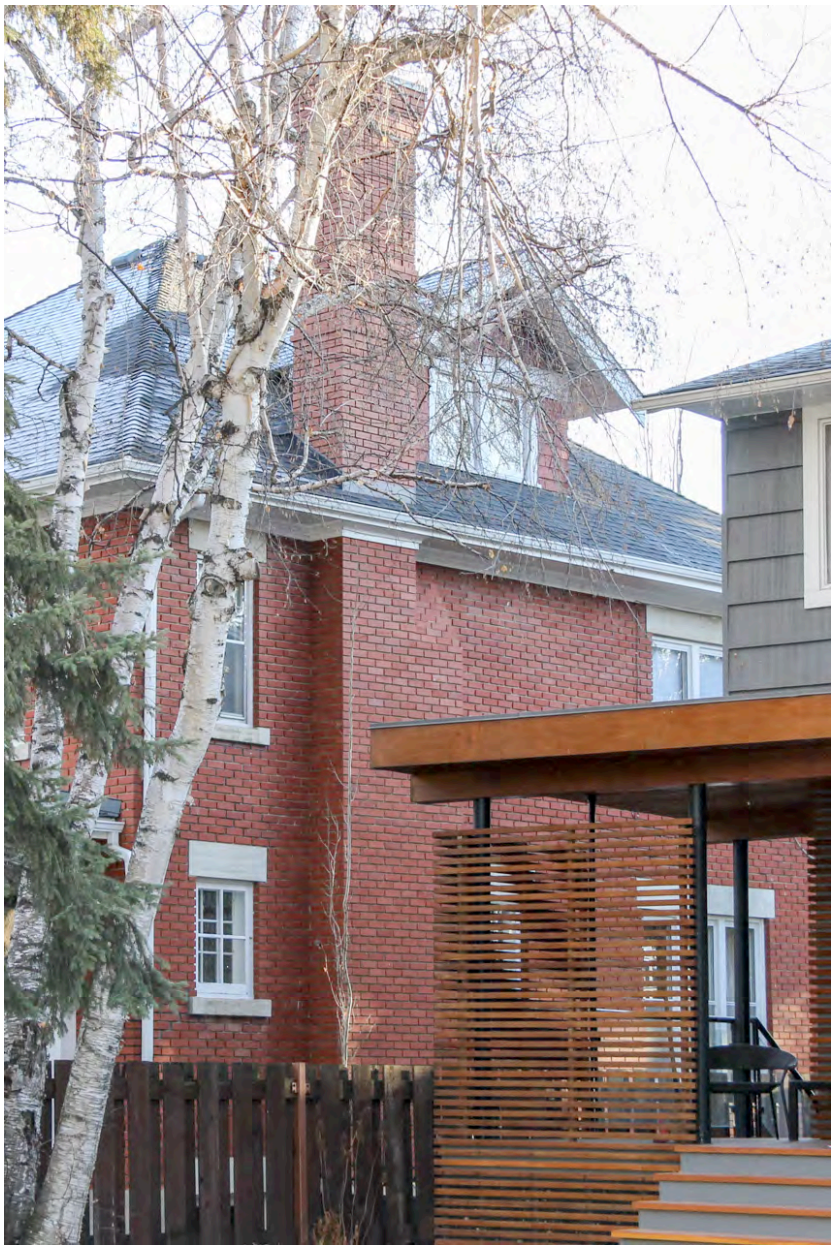
Image 2 Description	
Caption	Obscured view of the west elevation of the West Residence, looking to the southeast.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the detached garage at the rear of the West Residence property.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the front (right) and east (centre) elevations of the West Residence, looking to the west.
Location	13101 Churchill Crescent NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	View of the front (centre) and east (left) elevations of the West Residence, looking to the southwest.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton
Image 6 Description	
Caption	Detail of roof, two exterior brick chimneys, and gable dormers as seen on the east elevation of the West Residence.

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Location	13101 Churchill Crescent NW
Copyright	City of Edmonton
Image 7 Description	
Caption	Detail of the gable dormer on the east elevation of the West Residence.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton
Image 8 Description	

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Caption	Detail of a double assembly wood window on the second storey of the front elevation of the West Residence. Aluminum storms have been added.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton
Image 9 Description	

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Caption	Detail of the main entryway on the front elevation of the West Residence.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton
Image 10 Description	
Caption	Detail of an original fenestration on the ground floor on the front elevation of the West Residence.
Location	13101 Churchill Crescent NW
Copyright	City of Edmonton

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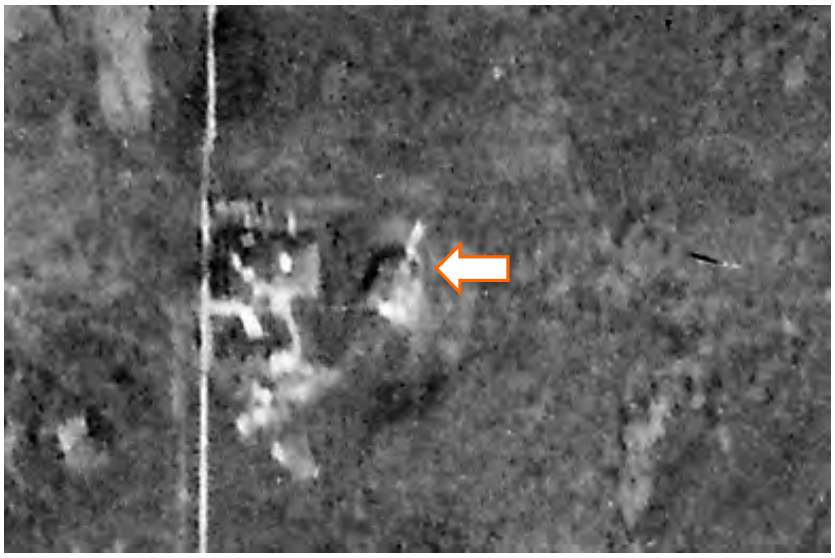
Historic Photo	
Caption	1924 aerial image of the West Residence.
Date	1924
Photographer	Royal Canadian Air Force/Department of National Defence
Copyright	Natural Resources Canada
Historic Photo	
Caption	1929 oblique aerial image of the West Residence, showing its rear and west elevations.

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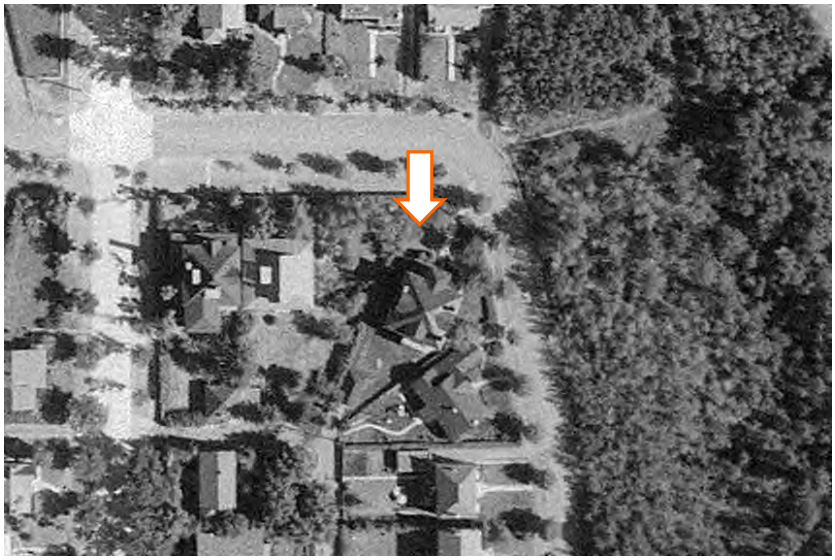
Date	1929
Photographer	William J. Oliver
Copyright	City of Edmonton Archives (EA-64-6)
Historic Photo	
Caption	1952 aerial image of the West Residence.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta

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Historic Photo	
Caption	1965 aerial image of the West Residence.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	The West Residence as it appeared in 1978.
Date	18 May 1978

Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R166-35)
Historic Photo	
Caption	View of the west (left) and rear (right) elevations of the West Residence in 1978.
Date	13 May 1978
Photographer	Hal L. Brown
Copyright	Alberta Heritage Survey Program (78-R113-12A)

2. Significance

Summary	The West Residence, constructed in 1914-1915, is valued as an early example of the nature of residential construction occurring in Glenora during its initial build out in the 1910s (**Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The West Residence is further valued for its association with long-term occupant (1959-1987), Anthony Jordan **(Person Value)**.

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	The West Residence is further valued as an elegant and early expression of an Edwardian Foursquare-style residence in Glenora **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☒ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1910s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The West Residence is situated on Churchill Crescent NW between 104 and 103 Avenues NW in the Edmonton neighbourhood of Glenora. The home overlooks the Wellington Ravine and is a component of a collection of historic residences. Setback from the street on a trapezoidal-shaped lot, the two and one-half storey home is identifiable by its square plan with hipped roof, multiple gabled dormers, brick and shingle cladding, multi-assembly windows, prominent chimneys, and full-width front porch with hipped roof, tapered square columns, and open balustrade.
Heritage Value	The West Residence, constructed in 1914-1915, is valued as an early example of the nature of residential construction occurring in Glenora during its initial buildout in the 1910s. Glenora was established on land first owned by HBC employee, Malcolm Groat. In 1903, Groat sold the land to real estate speculator William T. Tretheway. However, after unsuccessful attempts to develop the area, Tretheway sold the land two years later to Montreal developer James Carruthers. Carruthers foresaw the area as a residential enclave for Edmonton's affluent residents. He subdivided the land twice: first in 1906, covering the land north of Stony Plain Road; and second in 1911, covering the remaining land south of Stony Plain Road. The extant residence is situated in the 1911 subdivision, which was surveyed by Richard H. Knight. Knight laid out the 1911 subdivision using a combination of a traditional gridiron layout, as well as a *Garden City Suburb* configuration. Ebenezer Howard developed *Garden City* urban planning at the end of the 18th century as a response to the overcrowding and increased pollution in cities due to industrialization of the time. Howard developed a planning framework separating industrial and residential areas by green belts. Knight integrated *Garden City Suburb*, an offshoot of *Garden City*, to a portion of Glenora. *Garden City Suburb* advocated the establishment of residential enclaves with green spaces for public and private use. Streets followed the natural contours of the landscape, as evident in Glenora. The Carruthers Caveat further regulated the land of the 1911 subdivision. The caveat mandated setbacks, the placement of dwellings on a lot, banned the construction of commercial buildings, and stipulated minimum values of new houses. The caveat and Knight's unique planning ensured the neighbourhood attracted Edmonton's affluent residents throughout its multiple periods of development starting in the 1910s. Initial development concentrated in clusters around

Alexandra Circle, Connaught Drive, and the Government House. The West Residence, just northeast of Alexander Circle, is linked with this initial phase of development in Glenora and is one of the earliest houses in the neighbourhood.

The West Residence is further valued for its association with long-term occupant (1959-1987), Anthony Jordan. Born in Uphall, West Lothian, Scotland, in 1901, he immigrated to Alberta, with his family, settling first in Taber, then Drumheller, before moving to Edmonton. Upon completion of secondary school, Jordan entered the Ville La Salle novitiate of Congregation of the Oblates of Mary Immaculate in Quebec. In 1922, he returned to Edmonton pursuing his studies at St. John's Juniorate, Sacred Heart Scholasticate, and St. Patrick's College. Following his ordination, he was appointed Curate of St. Augustine's Parish (1930), then Pastor of the Parish (1935), Vicar Apostolic of Prince Rupert (1945), Bishop of St. Albert (1945), Archbishop of Silio and Coadjutor Archbishop of Edmonton (1955), and finally Archbishop of Edmonton (1964). It was during his time as Archbishop, and following his retirement, that he occupied the West Residence. The Most Reverent Anthony Jordan, O.M.I., was known for his promotion of co-operation between faiths, and as founder of the Newman Theological College in association with St. Joseph's Seminary in St. Albert.

The West Residence is further valued as an elegant and early expression of an Edwardian Foursquare-style residence in Glenora. This style of architecture emerged at the turn of the 20th century and evolved in part as a means to provide affordable housing for the emerging middle-class. Homes of this style stood in stark contrast to the asymmetrical and highly decorative homes of the Victorian period. Edwardian Foursquare homes were made popular through pattern books and mail order catalogues, the latter resulting in a higher proportion of homes built near rail lines, the primary means for distributing kit-homes across the country. The Edwardian Foursquare style, ubiquitous in Edmonton in the 1910s, features houses with two-storey massing, hipped or pyramidal roofs, centred dormers, exterior chimneys, and full or wrap-around open verandahs. The plans typically accommodated four rooms per floor. The West Residence features the classic square plan with pyramidal roof, prominent external red brick chimneys, a full-width hipped roof verandah, and centred front entry with equal groupings of window on either sides on the first and second floors. Designed by notable Edmonton architect James Henderson (1861-1932), who

	designed other Edwardian period homes in Glenora, the West Residence was constructed by original property owner, Ewing W. Organ, for a value of $10,000. W.J. West, superintendent of the British Columbia Express Company, was the first owner/occupant of the home.
Character Defining Elements	Key elements that define the heritage character of the West Residence include, but are not limited to its: – location on Churchill Crescent between 104 and 103 Avenues NW in the Edmonton neighbourhood of Glenora; – siting on a trapezoid-shaped lot setback from the street facing Wellington Ravine; – form, scale, and massing as expressed by its: two and one-half storey height with basement; square plan; pyramidal roof; front-gabled dormers; one-storey full-width front verandah with hipped roof; one-storey flat roof projection with second floor balcony on rear of residence; – wooden-frame construction including: parged concrete foundation; red brick with deeply recessed black mortar joints; wooden shingle cladding on dormers; – Edwardian Foursquare-style characteristics including: square plan with pyramidal roof; open soffits with exposed rafter tails; pointed bargeboards; prominent external red brick chimneys; full-width hipped roof verandah; centred front entry; equal groupings of windows on first and second floors; tongue-and-groove soffits; – original fenestration such as: square window openings; single, double, and triple assembly rectangle window openings; single assembly multi-light wooden-sash window with multi-light wooden storm window; single assembly wooden-sash windows at basement; double assembly 8-over-1 single-hung wooden-sash windows; single assembly 6-over-1 single-hung wooden-sash windows; multi-light leaded glass windows with wooden storm window; single panel wooden door with large glass panel, sidelights and multi-light transom; multi-panel wood door with glass upper panel with four-panel wood storm door with glass upper panel on side of house; concrete sills and lintels; and – additional elements including: three external red brick chimneys with recessed grey mortar, decorative banding, recessed panels, corbelled caps; full-width front verandah with hipped roof, red brick foundation, centred steps; one-storey flat roof projection on rear with red brick cladding;

	one-storey front-gabled garage with lapped wooden and shingle siding, cornerboards, whalebone bargeboards.

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Municipal Heritage Planner's Mandatory Documentation

Statement of Integrity

Values Summary	This site is significant because… The West Residence, constructed in 1914-1915, is valued as an early example of the nature of residential construction occurring in Glenora during its initial build out in the 1910s (**Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The West Residence is further valued for its association with long-term occupant (1959-1987), Anthony Jordan **(Person Value)**. The West Residence is further valued as an elegant and early expression of an Edwardian Foursquare-style residence in Glenora **(Theme Value – Architecture and Design)**.
Period of Significance	1910s
Chronology of Alterations	Post 1978 • Majority of original wooden-windows replaced • Aluminium storm windows installed. • First floor windows on either side of front entry altered from triple assembly to single assembly windows. • Front porch rebuilt: brick pedestals with tapered square wood columns changed to tapered square columns. Balustrade replaced and steps also replaced. • Balustrade on rear balcony replaced. 1978-1986 • Sleeping porch on second floor above front entry removed and door changed to window.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The site of the residence has not changed. Design ☒ Yes ☐ No ☐ Not Applicable Aspects of the design of the residence have been maintained. Environment ☒ Yes ☐ No ☐ Not Applicable The home remains in a historic neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The house retains many of its original materials. Workmanship ☒ Yes ☐ No ☐ Not Applicable

	The quality of workmanship is evident in its current condition. Feeling ☒ Yes ☐ No ☐ Not Applicable Its historic aesthetic is maintained. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be a single-family home.
Statement of Integrity	The West Residence maintains all aspects of integrity necessary for it to convey its significance / heritage value. Overall, the residence is in good condition with its form, scale, and massing intact. The house also retains some of its original historic fabric. – Foundation: The parging on the concrete foundation is cracked in areas, particularly at outside corners and near rainwater leaders. – Cladding: The brick cladding with recessed mortar joints is in good condition overall. Stepped cracks are present in multiple locations and unsympathetic past repointing has occurred. Wooden shingle cladding at dormers is original and in good condition, with no missing shingles noted. – Roof: The roof exhibits no sagging or bulges. No split, curled, and/or loose shingles were noted. Gutters and rainwater leaders are present. Mortar loss and staining around some gutters and downspouts suggests water egress issues. – Roof elements: Exposed rafter tails, bargeboards, and tongue-and-groove soffits are intact and in good condition. Paint failure present. – Windows: The home retains near all its original window openings, except for those that have been altered on the first floor of the front façade. Nearly all windows have been replaced and those historic windows that are intact on the second floor of the front façade have replacement aluminum storm windows. Staining and chips to some concrete sills and lintels identified. Paint failure present. – Doors: The front door, transom, and sidelights are original and in good condition. Side door and storm door are original and in good condition with paint failure present on the storm door. – Chimney: External brick chimneys are in good condition with no evidence of leaning or settlement issues. Minor

	mortar loss is present. Tin caps have been installed. – Porch: Front porch has been rebuilt including its columns, balustrade, and steps. The balustrade on the rear second floor balcony has been replaced. – Garage: Front-gabled garage is in good condition. Wooden siding, trim, and roof are intact. The garage doors have been replaced.

City of Edmonton
Historic Resource
Management Program

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Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	See House Hyndman Residence		
Address	10416 Glenora Crescent NW		
Neighbourhood	Glenora		
Legal Description	1025187;83;1A		
Geographic Position	53.54679	-113.54838	NAD83
Site Area	757.45m^2		
Contributing resources	n/a		
Date of Construction	1933-1934		
Architectural Style	Georgian Revival		
Architect	Unknown		
Builder	C.H. Whitham Ltd.		
Original Use	Single detached residence		
Current Use	Single detached residence		
Criteria of Significance	**Activity/Theme** The See House is a rare example of	**Style/Design/Construction** The See House as an elegant example of a Georgian	

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(see attached worksheets)	residential construction during the Great Depression. **Event/Cultural Practice** **Institution/Person** The See House is valued for its connection with long-time owners, the Synod of the Diocese of Edmonton, and the Macdonald family.	Revival-style home. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health	☐ Work and Leisure ☒ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

Municipal Heritage Planner's Mandatory Documentation

Image 1 Description	
Caption	View of the front elevation of the See House, looking to the West.
Location	10416 Glenora Crescent NW
Copyright	City of Edmonton
Image 2 Description	
Caption	View of the front elevation of the See House, with Fall colours of the Virginia Creeper, looking to the West.
Location	10416 Glenora Crescent NW

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Copyright	City of Edmonton
Image 3 Description	
Caption	View of the front (centre) and south (left) elevations of the See House, looking to the northwest.
Location	10416 Glenora Crescent NW
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the rear (left) and south (right) elevations of the See House, looking to the northeast.

Municipal Heritage Planner's Mandatory Documentation

Location	10416 Glenora Crescent NW
Copyright	City of Edmonton
Image 5 Description	
Caption	View of the rear elevation of the See House, looking to the northeast. The 2012-built detached garage is on the left.
Location	10416 Glenora Crescent NW
Copyright	City of Edmonton

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Image 6 Description	
Caption	Partial and obscured view of the north elevation of the See House, looking to the southwest.
Location	10416 Glenora Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 7 Description	
Caption	Detail of the remaining interior stucco and brick-cap chimney on the south end of the roof.
Location	10416 Glenora Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 8 Description	
Caption	Detail of the main entryway on the front elevation of the See House.
Location	10416 Glenora Crescent NW
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 9 Description	
Caption	Detail of the triple and double assembly 8-over-12 wood windows and wood storms on the ground floor on the southeast corner of the gabled projection of the See House.
Location	10416 Glenora Crescent NW
Copyright	City of Edmonton
Historic Photo	
Caption	1952 aerial image of the See House.
Date	1952

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Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1965 aerial image of the See House.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 185)
Historic Photo	

Caption	1976 aerial image of the See House.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The See House is valued for its connection with notable and long-time owners, the Synod of the Diocese of Edmonton, and the Macdonald family **(Theme Value - Spirituality)**. The See House, built in 1934, is valued as a rare example of residential construction during the Great Depression in Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The See House is further valued as an elegant example of a Georgian Revival-style home expressing quintessential hallmarks of this popular 20th century architectural style **(Theme Value – Architecture and Design)**.
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☒ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1930s and 1950s

Municipal Heritage Planner's Mandatory Documentation

Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The See House is a two-storey side-gabled Georgian Revival-style residence located on Glenora Crescent between the knickpoints of Groat and Wellington Ravines in Edmonton's Glenora neighbourhood. Fronting Glenora Crescent, the property comprises two large lots, abutting Stony Plain Road to the north. The residence is set back from the street, which features a grassed boulevard and a mature tree canopy. The house is further identifiable through its near-symmetrical plan, stucco exterior, central entry covered with a flat canopy, supported by closed brackets, an abundance of multi-light wood windows, and the presence of Virginia Creeper covering the front elevation.
Heritage Value	The See House, built in 1934, is valued for its connection with long-time owners, the Anglican Synod of the Diocese of Edmonton, who purchased the property from Jennie Hyndman in the early 1940s as a residence for the Bishop of Edmonton. The first resident bishop was Walter F. Barfoot (1893-1978) and his wife, Lorena (nee Richardson, d.1952). Walter, a First World War veteran, began his studies at Wycliffe College in Toronto, and was ordained in 1922. During his time in Toronto, he met his future wife Lorena, who would graduate the University of Toronto, and have a successful, international career as a dietitian and caterer - becoming the first president of the Dietitians of Canada. Walter and Lorena reconnected two decades later, and were married in 1942. A year prior, Walter had been elected Bishop of Edmonton, taking up residence in the See House. Both him and Lorena were avid gardeners, and the large property gave them the opportunity to pursue this passion, as well as host fundraisers and events for the Anglican Diocese. In 1951, while still residing at the See House, Walter was elected as Primate of All Canada, becoming the leader of the Anglican Church of Canada. In 1952, he was also elected Archbishop of Rupert's Land, becoming the Metropolitan of the Ecclesiastical Province covering Western Canada and the Territories in 1952. A couple weeks after this announcement, Lorena suffered a heart attack and passed away. Walter left the See House in early 1954, taking up his duties as Archbishop of Rupert's Land in Winnipeg. Howard H. Clark (1903-1983) and his wife, Anna E. (nee Wilson, 1911-2003), succeeded Walter as Bishop of Edmonton in 1954, taking up residence in the See House in January 1954. Howard would take a very similar path as his predecessor, having been elected as Primate in 1959, and Metropolitan of Rupert's Land

	in 1961. Howard, having been born in Fort Macleod, became the first Alberta-born leader of the Anglican Church of Canada. Upon his departure in response to his new duties, the Synod sold the property. The See House is additionally valued for its association with the Macdonald family. Alan F. (1913-1981) and Marguerite I. (nee Clifton, 1910-2010) Macdonald were notable members of Edmonton's theatre scene. Alan became president of the Edmonton Little Theatre in 1938, where Marguerite was also active. Marguerite began acting in grade school after moving to Edmonton from Saskatchewan with her family. The two of them were married in Athabasca in 1939, and with Alan leaving to fight in Europe during the Second World War, Marguerite was able to pursue her acting career, which took her across the country, and eventually to New York. In 1945, after attending the American Academy of Dramatic Art, and performing in numerous showings of three different Broadway productions, Marguerite reunited with Alan back in Edmonton. Alan continued with his career at the City of Edmonton as Assistant City Solicitor, later being appointed City Solicitor in 1956. A few years later, Marguerite and Alan purchased the See House. Alan held this position with the City until 1973 when he spent a few years as partner with a local law firm, and taught at the University of Alberta. Like the Barfoots before them, both Marguerite and Alan were avid gardeners. Even after moving to Victoria in the 1970s, Marguerite would trek back to Edmonton to perform at local theatres, such as Northern Lights, Mayfair, and the Citadel. Marguerite, along with her sister, were successful in the naming of a small park in Glenora, located at 13725 - 101 Avenue, after her husband and mother, Faith Clifton, in 1997. Brain Macdonald, the son of Marguerite and Alan, purchased the See House from his parents, and continues to reside in it as of 2016. The See House is further valued as a rare example of residential construction during the midst of the Great Depression in Edmonton. Residential construction during the Depression was a rare occurrence in Edmonton, and while some property owners in Glenora were able to initially mitigate the affects of the downturn in the economy, there were only a handful of housing starts in the neighbourhood after 1932. Jennie P. Hyndman (nee Anderson, d.1982), obtained a building permit for her new home in late 1933, contracting the construction firm of local builder Charles H. Whitham (1887-1954) to build the residence. Charles was active in

	the erection of a variety of structures across Edmonton and Alberta, including the Paramount Theatre (1952) on Jasper Avenue, and the Lindbergh Salt Plant (1949) east of the city. Jennie was the widow of prominent Edmonton lawyer Harry H. Hyndman (1882-1923). She was born in Ireland, served with the American Red Cross in Paris during the First World War, and was married to Harry in New York City in 1918. Nearly a decade after Harry's passing following a lengthy illness, Jennie constructed this extent home and resided in it for several years before moving away and renting it out. After moving to Ontario, she eventually came back to Alberta, passing away in Calgary in 1982. The residence itself is situated in the 1911 Glenora subdivision, registered by Ontario-born developer James Carruthers (1953-1924) and located at the southwest corner of Stony Plain Road and Glenora Crescent. The subdivision was laid out by surveyor Richard H. Knight (1877-1931) and consisted of a typical gridiron section in the west, but employed a plan inspired by the *Garden City Suburb* concept adjacent to the ravines and river valley. The *Garden City Suburb* was an adaptation of Ebenezer Howard's *Garden City* urban planning movement that emerged at the end of the 18th century. Knight's use of the *Garden City Suburb* during his staking of the 1911 subdivision resulted in a street layout subservient to the naturally established topography of the landscape. The presence of Stony Plan Road, a right-of-way established through River Lot 2 of the Edmonton Settlement in 1886 by surveyor George A. Simpson, bisecting what would become the modern neighbourhood of Glenora, resulted in the trapezoid-shaped parcel on which the residence presently occupies. The See House is also valued as an elegant example of a Georgian Revival-style home expressing quintessential hallmarks of this popular 20th century architectural style. Georgian architecture emerged during the reign of England's three King Georges (1750-1820) and is rooted in the earlier Palladian style. The architectural style appeared first in eastern Canada through the settlement of British immigrants in the late 18th century. The recurrence of this style in the early 20th century as Georgian Revival coincided with the emergence of a period of entrenched traditionalism. Most prevalent from 1920s to early 1940s, this revival style draws on the domestic values and ideals of an earlier time. The See House possesses classic Georgian Revival characteristics through its simple but large massing, symmetry of form, side-gabled roof, narrow eaves, central

	entry with sidelights and canopy, and two-storey gabled projection recessed off of the south side. These elements contribute to the house's elegant and eye-pleasing form.
Character Defining Elements	Key elements that define the heritage character of the See House include, but are not limited to its: – location on Glenora Crescent, in the Edmonton neighbourhood of Glenora; – siting on a trapezoidal-shaped lot set back from the street; – landscape elements including: well-manicured, expansive yard landscaped with river stones and large mature trees; – form, scale, and massing as expressed by its: two-storey height with full basement; rectangular plan; side-gabled roof; two-storey gabled recessed projection on south elevation of residence; square, flat canopy over front entry supported by stucco closed brackets; – wooden-frame construction including: concrete foundation; stucco exterior; stucco soffits; wooden eaves and bargeboards; – Georgian Revival-style elements such as: large two-storey massing with recessed shorter two storey portion to south; symmetrical design; rectangular plan; central entry with sidelights and large canopy with exaggerated brackets; – original fenestration such as: single-assembly 4-over-8 single-hung wooden-sash window on front facade; single assembly 8-over-8 single-hung wooden-sash windows with 1-over-1 wood storms on front facade; single, double, and triple assembly 8-over-12 single-hung wooden-sash windows with 1-over-1 wood storms on front facade; single assembly multi-light fixed wooden-sash windows with single-light wood storm windows; wooden sills; central entry with six-panel wood door with multi-light wooden-sash side-lights with leaded, coloured, multi-light wooden storms; and – additional elements including: internal stucco and brick-cap chimney.

4. Additional Information

Owner(s)	

Municipal Heritage Planner's Mandatory Documentation

Owner(s) Address	
Additional Information	
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	November 8, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The See House is valued for its connection with notable and long-time owners, the Synod of the Diocese of Edmonton, and the Macdonald family **(Theme Value - Spirituality)**. The See House, built in 1934, is valued as a rare example of residential construction during the Great Depression in Glenora **(Theme Value – The Carruthers Caveat and the Garden City Suburb)**. The See House is further valued as an elegant example of a Georgian Revival-style home expressing quintessential hallmarks of this popular 20th century architectural style **(Theme Value – Architecture and Design)**.
Period of Significance	1940s
Chronology of Alterations	Pre-1952 • Construction of one-storey wrap-around addition on southwest corner of residence. Possibly an early or original one-car attached garage. 1976-1986 • Removal of north interior chimney 2012 • Construction of two-car detached garage at rear of property. Unknown Date • Application of present stucco onto exterior of house. • Replacement of windows, or possible closing-off of second storey on the gable projection on south elevation. • Addition of new storm door on main entry. • One-storey shed roof addition on rear elevation, north side. • Replacement of wood shingles with asphalt. • Replacement of tiles on front steps.
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable Location of the house has not changed. Design ☒ Yes ☐ No ☐ Not Applicable

	The design of the house has been maintained, except for the small additions to the rear, and removal of an interior chimney. Environment ☒ Yes ☐ No ☐ Not Applicable The residence is in a residential neighbourhood. Materials ☒ Yes ☐ No ☐ Not Applicable The original materials are largely intact; however, a number of windows and storm windows have been replaced, and the house has been restuccoed. Workmanship ☒ Yes ☐ No ☐ Not Applicable Its current condition is evidence of the original workmanship. Feeling ☒ Yes ☐ No ☐ Not Applicable The house projects an elegant historic aesthetic. Association ☒ Yes ☐ No ☐ Not Applicable The house continues to be used as a single-family residence.
Statement of Integrity	The See House maintains all aspects of integrity necessary for it to convey its significance / heritage value. The See House is in good condition with its form, scale, and massing intact. The house retains many its original elements. - Foundation: Not visible due to stucco. Minor chips and cracks in stucco at foundation level. - Cladding: The exterior stucco cladding is in good condition. - Roof: The roof exhibits no visible issues. The roof appears to have been replaced in the past decade. Gutters are present and in good condition with rainwater leaders attached and directed away from the foundation. - Roof elements: Closed stucco soffits and pointed bargeboards are intact and original with no areas of rot evident. - Windows: The home retains its original fenestrations and wood windows. Windows on the second storey of the gabled projection have been replaced, or possibly added if the second storey was an open porch. Undetermined if windows are still all operable. Several locations of paint failure on windows and storms. Leaded, colour glass multi-light storms on sidelights of front door are possibly not original.

	- Doors: The front door is possibly original, however, a new storm door has been installed. The sidelights are also original and in good condition. - Front entrance: The canopy is in good condition. Unknown condition of the canopy's roof. The front steps have been retiled but are also in good condition. - Chimney: The internal brick and stucco chimney is in fair condition with no cracks or missing bricks. Galvanized flashing appears to have separated from the stucco and should be repaired. Deterioration of mortar joints is evident.

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Provincial Museum and Archives of Alberta Royal Alberta Museum		
Address	12845 - 102 Avenue NW		
Neighbourhood	Glenora		
Legal Description	2804AF;H		
Geographic Position	53.542201	-113.543926	NAD83
Site Area	55,127.46m^2		
Contributing resources	Government House (1913) Chauffer's Residence/Coach House (1913)		
Date of Construction	1965-67		
Architectural Style	Modern		
Architect	Architectural Branch, Alberta Department of Public Works		
Builder	Laing Construction and Equipment Ltd. (Phase 1) Poole Construction Ltd. (Phase 2)		
Original Use	Museum and Archives		
Current Use	Administration for Museum		
Criteria of	Activity/Theme	Style/Design/Construction	

Municipal Heritage Planner's Mandatory Documentation

Significance (see attached worksheets)	Valued as one of the most comprehensive museums built in the city and Alberta's history. Significant for its role in the development in the neighbourhood and its historic association with Government House. **Event/Cultural Practice** **Institution/Person**	Highly distinctive Modern-style design **Landmark/Symbolic Value** Valued for its monolithic Modern design and importance as one of only a handful of extant Confederation Memorial projects in Canada.
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☐ Urban Development ☒ Politics and Government ☐ Health	☒ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☒ Education ☐ Sports ☒ Intellectual Life ☒ The Face of Alberta

Municipal Heritage Planner's Mandatory Documentation

Image 1 Description	
Caption	Partial view of the front elevation and main entryway of the Provincial Museum and Archives of Alberta, looking to the northwest.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 2 Description	
Caption	Detail of the main entryway on the front elevation of the Provincial Museum and Archives of Alberta.
Location	12845 - 102 Avenue

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Copyright	City of Edmonton
Image 3 Description	
Caption	Detail of a section of the front elevation of the Provincial Museum and Archives of Alberta.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 4 Description	
Caption	View of the east elevation of what was originally the section that housed the archives component of the Provincial Museum and

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	Archives of Alberta. Looking to the west.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 5 Description	
Caption	Detail of the different textures of Tyndall stone used on the Provincial Museum and Archives of Alberta.
Location	12845 - 102 Avenue
Copyright	City of Edmonton

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Image 6 Description	
Caption	Detail of the original archives building (left) showing its southerly projection of the museum portion (right) of the Provincial Museum and Archives of Alberta.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 7 Description	
Caption	Partial view of the west elevation of the Provincial Museum and Archives of Alberta, looking to the northeast

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Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 8 Description	
Caption	Detail of the delivery area located along the rear elevation of the Provincial Museum and Archives of Alberta. One of several sculptures along the exterior perimeter of the PMAA can be seen on the left.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image9 Description	

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Caption	Detail of a tapered lancet fenestration, one of many that are located along the second storey rear elevation of the Provincial Museum and Archives of Alberta.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 10 Description	
Caption	Partial view of the east elevation of the Provincial Museum and Archives of Alberta, looking to the northwest.
Location	12845 - 102 Avenue
Copyright	City of Edmonton

Municipal Heritage Planner's Mandatory Documentation

Image 11 Description	
Caption	Detail of the Tyndall stone retaining walls along the front elevation of the Provincial Museum and Archives of Alberta.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 12 Description	
Caption	View of the front elevation of the Provincial Museum and Archives of Alberta showing the length of the 'creek' that runs along below-grade at the foot of the structure.

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Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 13 Description	
Caption	Detail of the portion of the front elevation of the Provincial Museum and Archives of Alberta showing the engraving work done by Luke Lindoe, replicating the Aboriginal carvings and rock art from Áísínai'pi National Historic Site of Canada in southern Alberta.
Location	12845 - 102 Avenue
Copyright	City of Edmonton

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Image 14 Description	
Caption	Detail of the engraving done by Luke Lindoe into the Tyndall stone along the front elevation of the Provincial Museum and Archives of Alberta.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 15 Description	
Caption	Other features on the site of the Provincial Museum and Archives of Alberta include the Government House (left), and an abstract sculpture (right), created by Ole Holmsten and fabricated by Behrends

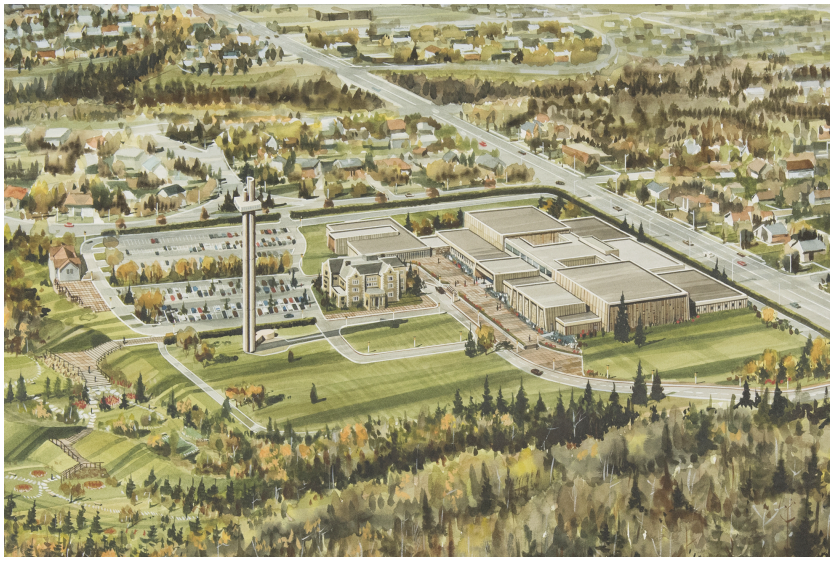
	Bronze Industries, a local firm. The location of this particular sculpture was originally envisioned for an observation tower to be built along with the PMAA.
Location	12845 - 102 Avenue
Copyright	City of Edmonton
Image 16 Description	
Caption	One in a series of commissioned watercolours painted by local artist Douglas H. Haynes (1936-2016) in 1964 showing the envisioned context and features of the Provincial Museum and Archives of Alberta. In this painting, the proposed 'pylon' (observation tower) can be seen near the ridge of the North Saskatchewan River valley .
Location	12845 - 102 Avenue
Copyright	Provincial Archives of Alberta (GR1969.0246/2)

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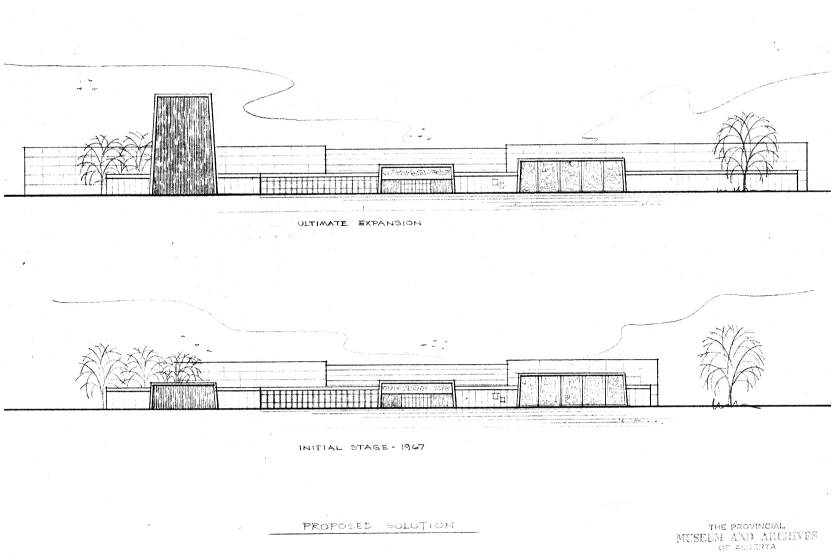
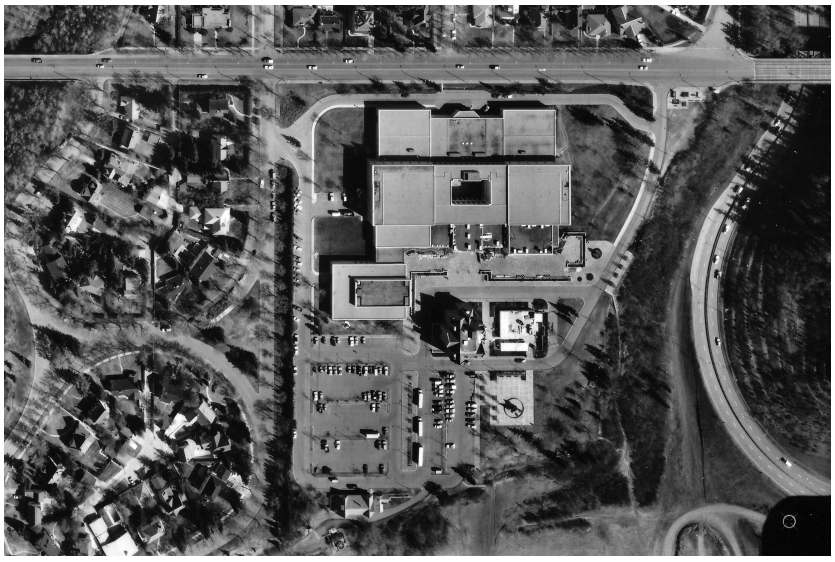
Image 17 Description	
Caption	A 1965 sketch of the proposed front elevation of the Provincial Museum and Archives of Alberta showing how the structure was designed to allow for expansion of its facilities in the future.
Location	12845 - 102 Avenue
Copyright	Provincial Archives of Alberta (GR1975.0324, Box 1)
Historic Photo	
Caption	The main entryway on the front elevation of the Provincial Museum and Archives of Alberta, almost a year after it opened to the public.

Municipal Heritage Planner's Mandatory Documentation

Date	20 September 1968
Photographer	Karl Kaesekamp
Copyright	Provincial Archives of Alberta (A1170/D)
Historic Photo	
Caption	Aerial view of the Provincial Museum and Archives of Alberta about a year and a half after it opened to the public.
Date	August 1969
Photographer	Alberta, Public Affairs Bureau
Copyright	Provincial Archives of Alberta (PA5762/1)

Municipal Heritage Planner's Mandatory Documentation

Historic Photo	
Caption	1965 aerial image of the Government House site (Block H) where construction of the Provincial Museum and Archives of Alberta would begin later in the year.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of the Provincial Museum and Archives of Alberta

	site, approximately a decade after it was built.
Date	1976
Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The Provincial Museum and Archives of Alberta site, built from 1965 to 1967, is tremendously valued as one of the most comprehensive museums built in Edmonton and Alberta this century (**Theme Value – Culture, Creative Arts, and Popular Entertainment**). The Provincial Museum and Archives of Alberta site is also significant for its historic association to the former Lieutenant Governor's property and for its role in the development of Glenora as a neighbourhood of natural beauty and prestige (**Theme Value – Administration and Politics**). The Provincial Museum and Archives of Alberta site is further significant for its distinctive and cohesive Modern-style architecture that integrated the design and functional needs of the museum (**Theme Value – Architecture and Design**). The Provincial Museum and Archives of Alberta site also has significant landmark value for its monolithic Modern-style design and landscaping and for its importance as one of only a handful of extant Confederation Memorial projects in Canada (**Landmark Value**).
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash)

Municipal Heritage Planner's Mandatory Documentation

	☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☐ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☒ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1960s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No
Designation	Federal ☐ Yes ☒ No Provincial ☐ Yes ☒ No Registered ☐ Yes ☒ No Municipal ☐ Yes ☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

3. Statement of Significance

Description of Historic Place	The Provincial Museum and Archives of Alberta (PMAA) site, developed from 1963 to 1967 is situated on a massive 5.52-hectacre irregular-shaped lot on the southeast corner of the Glenora neighbourhood. The site consists of a large rectangular plan Modern-style museum building set back at the north side of the property composed of four main rectangular massings, clad in smooth and raw textured tyndall stone. The glazed entryway, recessed under a taller central block opens to a large plaza landscaped with a cobblestone dry creek and mature plantings. The 1913 Government House is situated to the south of the museum and an Arts and Crafts-style 1913 Chauffer's Residence is located on the southwest boundary of the site. The site extends from 102 Avenue, south to the banks of the hill overlooking the North Saskatchewan River and is bound by Groat Ravine to the east and Wellington Crescent to the west. The grounds are well manicured with a variety of mature coniferous and deciduous trees and public art pieces set within in a park-like setting. A paved parking lot is situated on the southwest corner of the site.
Heritage Value	The Provincial Museum and Archives of Alberta (PMAA), built from 1965 to 1967, is tremendously valued as one of the most comprehensive museums built in Edmonton and Alberta this century. With development beginning in 1962, and opening to the public in 1967, the museum and archives building served as the central repository for Alberta's natural and human history until 2015. As a core place of learning, and hub for cultural gatherings, the museum contained extensive provincial-wide natural and human history collections, storage and lab space, a 420-seat theatre, lecture spaces, and until 2003, the Provincial Archives, all housed in a single inter-connected building. Commencement of planning for the new museum facility was initiated in August 1958, with Premier Ernest C. Manning's announcement of a five-year 'anti-recession' capital expenditure program, which included plans to develop a provincial museum and archives centre. That same year, an advisory Museum Committee was established to spearhead its development. In 1962, the Committee hired Raymond O. Harrison, an architect educated in Australia, to serve as a Museum Consultant to develop the museum, formulate policies, and establish functions within the facility. Harrison was one of the main drivers for establishing the provincial museum in Edmonton as opposed to Calgary, where the substantial Glenbow collection was already housed. Harrison

undertook an extensive study, travelling to museums around Canada and the US and issued a province-wide call to the people of Alberta to donate artifacts and archival material to build the collection. As well, Harrison proposed and studied eight sites within Edmonton for the museum's location. The former Lieutenant Governor's mansion, built in 1913, which at that time was functioning as a federally-run veteran's hospital, was selected based on its prestige, historic association with the provincial government, adjacency to natural surroundings proximity to major transportation routes, and access to downtown. The museum's official opening occurred on December 6, 1967 and opened to the public the next day. In 2005, the province's centennial year, Queen Elizabeth II visited the museum and renamed it the Royal Alberta Museum. The museum served Albertans for nearly 50 years as one of the premier museum and research facility and is a tangible link to the province's rich natural and human history. The building closed to the public in December 2015 to move to a new location in downtown Edmonton.

The Provincial Museum and Archives of Alberta site is also significant for its historic association to the former Lieutenant Governor's property and for its role in the development of Glenora as one of the most high profile and prestigious neighbourhoods in the city. The land where the PMAA is now situated was originally owned by Malcolm Groat, who took title of River Lot 2 in 1878. He lived and worked the land for several decades before selling to Attorney, William G. Tretheway in 1903. Montreal-based Tretheway began subdividing the lots, heavily promoting the potential for investment in Edmonton, but was not successful. In 1905, he sold his holdings to Carruthers, Round & Co. James Carruthers, a Montreal-based grain merchant and the visionary for the future Glenora subdivision, his son George, and Henry B. Round, a local real estate promoter, purchased the majority of River Lot 2 including several adjacent quarter-sections. Carruthers envisioned the neighbourhood as one of high prestige, defined by its stunning natural surroundings and proximity overlooking the North Saskatchewan River. With the subdivision of 'New Glenora', south of Stony Plain Road in 1911, Carruthers had the land subdivided following a *Garden City Suburb* plan, a popular planning model which allowed for the synergy of natural landscape features into suburb design. Glenora was designed with meandering roads, curvilinear blocks with large irregular lots, and naturally landscaped boulevards highlighting the area's natural beauty. He also registered a caveat (Carruthers Caveat) which regulated set backs,

housing types and minimum housing prices. Concurrently, Carruthers' negotiated the sale of a large parcel of land in the southeast corner of the subdivision, Block H, to the Provincial Government for the future site of the Lieutenant Governors' residence. The palatial sandstone house, built in the Jacobean Revival style with sandstone blocks from the Calgary area, was completed by 1913. Carruthers capitalized on its development as a tool to sell lots in the subdivision.

The PMAA property, which extends from Groat Ravine west to Wellington Crescent, and from 102 Avenue south to the river valley, includes the Government House, a 1913 Arts and Crafts-style Chauffeur's Residence and stables, and expansive landscaped grounds. The property was beautifully manicured with formal gardens, a tennis court, and a golf course, and was a popular locale for garden parties and provincial events. The house was occupied by six Lieutenant Governors over four decades and was closed in 1938 after the governing provincial Social Credit party eliminated funds for maintenance of the house. After sitting vacant for four years, the house was leased briefly by Northwest Airlines for use as a residence for workers on the Alaska Highway from 1942-1943. In 1945, it was purchased by the federal Department of Veterans Affairs for use as a veteran's hospital. Following selection of the Government House site as the ideal location for the proposed PMAA, the Province purchased the property back in 1964 with plans to integrate the house, Chauffer's Residence, and landscaping into the new facility.

The Provincial Museum and Archives of Alberta site is further significant for its distinctive and cohesive Modern-style architecture that integrated the design and functional needs of the museum. Designed by the Architectural Branch of Alberta's Department of Public Works (DPW), for a cost of $8.5 million, the building and grounds were constructed in three stages from 1965 to 1967. The driving concept for the museum site, in collaboration with the DPW, Harrison, and the Museum Committee was to create an intimate and friendly space anchored by the building's permanency and formal modern design. The design was also heavily influenced by its relationship to the Government House to the south. This concept was achieved through breaking large masses of the envisioned museum core programming into smaller components, each of which expressed a distinct function within the museum complex and homogenizing the units through uniformity in exterior materiality.

The building consists of four main masses situated in a long linear grouping, that express the functionality and programmatic needs of the museum: public facilities (including the lobby, gift shop, cafeteria, and cloak room) as the front massing; two storey display galleries behind; and a working area segregated from the public portions of the building with laboratory, storage, and exhibit design space as the third massing. The archives functioned as a separate L-shaped wing on the southwest corner of the building. The exterior form of the building is anchored in monumentality and formality with its boxy massing, animated by shadow and light composition achieved through varying textures and forms of tyndall stone cladding. A central raised box with inset glazed doors functions as the entryway into the building; its low, inconspicuous form serving to highlight upon entry, an open lavishly fitted out lobby with clear span massing, and opulent finishings including tyndall, marble and granite tiling and bronze detailing. Two large bronze sculptures by artist Jack Weaver flank both sides of the lobby space. The museum complex was fitted with the latest in museum technology including an intercom system, special lab equipment, and an avant-guard curatorial vacuum cleaning system. Additionally, all exhibit furniture, partitions, lighting and ceiling panels were moveable, creating a dynamic space for visitors and staff.

The exterior plan of the museum was sensitively designed with the historic site in mind, orienting the opening of the museum to Government House and integrating many of the historic plantings on site. A terraced open plaza provided clear vistas to the property with pathways meandering through mature indigenous plantings to create intimacy and restful reflection. Large bronze sculptures in high relief by artist Ole Holmsten mounted on the building facades as well as other monumental public art pieces representing the history of Alberta are situated throughout the property. The beautiful sculptural panels on the front façade were carved by sculptor Luke Lindoe, inspired by Aboriginal rock art found at the Áísínai'pi National Historic Site of Canada at Writing-On-Stone Provincial Park in southern Alberta. The site also contains surface parking for 200 cars with traffic routed in a one-way circuit on site.

The museum was designed for 50 years at its current capacity with options and architectural plans for expansion, which never materialized. The building was designed with allowances on the site to expand horizontally on each side of the main building and vertically for the archives. The original site plan also included a 107-

	metre Centennial Pylon. Originally proposed as a more modest memorial carillon, it morphed into a lookout tower with a revolving restaurant / night club on the top floor. The building was not constructed due to budgetary constraints and neighbourhood concerns over noise and building height. The Provincial Museum and Archives of Alberta site also has significant landmark value for its monolithic Modern-style design and landscaping and for its importance as one of only a handful of extant Confederation Memorial funded projects in Canada. Erected by the Province of Alberta as a permanent commemoration of the Centennial Confederation of Canada in 1967, the museum was one of only 10 capital projects constructed in each provincial capital city across the nation. The project was funded in part through a grant of $2.5 million from the federal government, and matching grants from the province. The confederate theme is expressed in the building's materiality through its variety of exquisite Canadian-sourced stone including: tyndall stone from Manitoba, slate in the plaza from Alberta, black granite floor from northern Quebec, and Tweed Pearl marble wall tile from Ontario. As well, Confederation Courtyard, to the southeast of the museum features a magnificent five-metre abstract concrete structure with bronze reliefs by Ole Holmsten that also aligns to the centennial theme.
Character Defining Elements	Key elements that define the heritage character of the Provincial Museum and Archives of Alberta site include, but are not limited to its: - setting on a large irregular-shaped property in the southeastern corner of the Glenora neighbourhood in Edmonton; - siting of the museum at the north end of the property; - relationship of museum building to the 1913 Government House to the south and the 1913 Chauffeur Residence at the southwest corner of the site; and - landscaping including: terraced open plaza fronting museum with original concrete planters and larger tyndall stone planter boxes creating low wall; dry boulder creek lining front façade of building; Confederation Courtyard with large abstract public art piece set in a round reflection pool; several other large public art pieces throughout grounds by various artists installed throughout the museum's use. ***Provincial Museum and Archives Building***

	- form, scale, and massing as expressed by its: one and two-storey height with full basement; long linear rectangular massing with flat roof with L-shaped wing on west façade; central open atrium visible from lobby; four main masses of building with two-storey portion in centre of main building; central box at front façade with raised roofline and angled recessed main entryway; - construction materials including: concrete foundation with steel structural frame with interior block walls; tyndall stone cladding in various sizes and textured panels; cobblestone cladding on western wing; - Modern-style details such as its: series of connected boxes serving functional purpose for different interior museum activities; single material tyndall stone cladding with variances in texture and shape with cobblestone cladding used at building connectors on west wing; window openings punctured into wall at regular intervals at structural bays; trapezoidal and projecting larger boxed masses at front entryway and all facades; tapered ribs with recessed panels on massings; flat awning roofs over smaller entryways; narrow and tall trapezoidal window openings on side and rear facades; square bronze pot lighting; decorative concrete block and clay tile on north wall of atrium; - original fenestration including: original window openings in rhythmic patterning with deeply recessed wooden frames; wooden doors with vertical paneling and three vertical upper lights; glazed wall with wooden muntins and wooden doors with brass and wood hardware at front entryway; - additional exterior museum details including: bronze low relief sculptural art pieces on west and east facades; stone carving of family on north façade set within curved recessed panel; recessed sculptural panels of petroglyphs on front façade; delivery doors on north façade; and - original interior features including: open massing of lobby; original lobby materials including, black granite floor tile, Tweed Pearl Marble wall panels, original marble water fountains, marble clad walls in lobby bathrooms; original escalators and stairways flanking each side of lobby; bronze sculptures; original wooden seating and wooden paneling in auditorium space; public lounge at second storey; original layout of gallery spaces; curved detailing throughout museum; bronze screens to close off spaces,

	wooden doors and trim.

4. Additional Information

Owner(s)	Province of Alberta
Owner(s) Address	
Additional Information	Designed by Department of Public Works: • Harold A. (Art) Henderson, Chief Architect (to 1966) • Norman M. Fleming, Chief Architect (1966 and after) • Finn Neilson, Project Architect for PMAA • Gilbert D. Menzies, Assistant to DPW Deputy Minister • Hamilton H. Neelands, Chief Engineer • Frederick C. Colborne, Minister of Public Works Interior design of building managed by Dept. of Provincial Secretary Exterior sculptures by Ole Holmsten • Human History Bronze sculpture – NW façade – high relief – each figure representing industrial aspect of Alberta • Natural History sculpture NE Façade – bronze high relief – 4 animals from various eras • Storyteller – freestanding sculpture – bronze –cast at Modern Art Foundry in New York • Abstract sculpture – 17' high concrete structure with bronze reliefs applied to 4 concave surfaces: symbolizes man's dreams and thoughts about the mysteries of the universe and the human drama of his failures in his continuous search for answers – bronze reliefs cast and assembled at Behrends Bronze Industries in Edmonton • Pioneer Monument – 7' concrete sculpture depicting man, his wife and their two children looking at the new land – 102 façade Interior Bronze Sculptures: • Pioneer Group and Pronghorn Antelope group - by Jack Weaver – Museum Sculptor on staff – cast in bronze by Bedi-Rassy Art Foundry from Brooklyn – in the lobby

Municipal Heritage Planner's Mandatory Documentation

	Contractors, subcontractors, and consultants: • Underwood, McLellan & Associates Ltd – Mechanical and Electrical Engineering Consultants • J.H. Keating & Co. Consulting Engineers Ltd. – Structural Engineering Consultants • Western Electrical Constructors Ltd. – Electrical Contractors • Canadian Comstock Co. Ltd. – Electrical Contractors • Haddow & Maughan Ltd. – Mechanical Contractors • W.C. Wells Construction Co. Ltd. – Contractors for exterior paving and courtyards • Haddock's Landscaping and Tree Service Ltd. – Contractors for landscaping
Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 11, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The Provincial Museum and Archives of Alberta site, built from 1965 to 1967, is tremendously valued as one of the most comprehensive museums built in Edmonton and Alberta this century (**Theme Value – Culture, Creative Arts, and Popular Entertainment**). The Provincial Museum and Archives of Alberta site is also significant for its historic association to the former Lieutenant Governor's property and for its role in the development of Glenora as a neighbourhood of natural beauty and prestige (**Theme Value – Administration and Politics**). The Provincial Museum and Archives of Alberta site is further significant for its distinctive and cohesive Modern-style architecture that integrated the design and functional needs of the museum (**Theme Value – Architecture and Design**). The Provincial Museum and Archives of Alberta site also has significant landmark value for its monolithic Modern-style design and landscaping and for its importance as one of only a handful of extant Confederation Memorial projects in Canada (**Landmark Value**).
Period of Significance	1960s
Chronology of Alterations	Unknown – window units replaced Slate flagstone in plaza replaced with concrete pre-cast panels
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and site have not changed; although the museum has moved to a new site downtown. Design ☒ Yes ☐ No ☐ Not Applicable The design of the building is highly original with exterior and interior design nearly intact. Environment ☒ Yes ☐ No ☐ Not Applicable The public nature of the site with its well landscaped courtyards and lawns are intact and in good condition. The land has been used as a provincial space since 1913.

Municipal Heritage Planner's Mandatory Documentation

	Materials ☒ Yes ☐ No ☐ Not Applicable The materiality of the exterior and interior and remarkable highly intact. Workmanship ☒ Yes ☐ No ☐ Not Applicable The incredible workmanship of the building is excellent. Feeling ☒ Yes ☐ No ☐ Not Applicable The intimate feeling and scale of the site is intact. Association ☒ Yes ☐ No ☐ Not Applicable The association to the residential neighbourhood is intact.
Statement of Integrity	The Provincial Museum and Archives of Alberta site maintains all aspects of integrity necessary for it to convey its significance / heritage value. The building is in excellent condition with its design entirely intact and materiality intact and in superior condition. - Foundation: The foundation is in excellent condition with no evidence of major cracking. - Cladding: The tyndall stone cladding is in excellent condition with only a few areas where mortar is missing and panels are stained. Some areas have been re-mortared as part of regular maintenance. There is some cracking on the west façade of the building, likely just settlement. In high traffic areas, some of the corners are chipped. The roof coping has been flashed with metal. - Windows: All of the window openings are original, but the window units have all been replaced. - Doors: The doors are all original and in good condition. Many of the wooden doors with vertical panels are stained and worn, requiring refinishing. - Decorative Elements: The bronze lettering at the front entryway dates to circa 2005. - Interior: Original elements have been well maintained with no major integrity issues. Bronze lettering replaced in lobby circa 2005

City of Edmonton
Historic Resource
Management Program

THE CITY OF Edmonton

Municipal Heritage Planner's Mandatory Documentation

SUMMARY

Bylaw#	POSSE#

1.Description

Resource Names	Westminster School		
Address	13712 - 104 Avenue NW		
Neighbourhood	Glenora		
Legal Description	3875P;W		
Geographic Position	53.546982	-113.558373	NAD83
Site Area	23,496.52m²		
Contributing resources	n/a		
Date of Construction	1952 (Original Building) 1954 (Addition) 1970 (Addition)		
Architectural Style	International Style (Original Building and 1954 Addition) Early Modern (East Addition)		
Architect	William W. Butchart (Original Building and 1954 Addition) Douglas J. Cardinal (1970)		
Builder	Poole Construction Ltd. (1952) Alexander Construction Co. Ltd. (1954) Summit Construction Ltd. (1970)		
Original Use	Public School		

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Current Use	Public School
Criteria of Significance (see attached worksheets)	**Activity/Theme** The 1952 school is valued for its association with Glenora's exponential growth during the Post-war settlement period. An important part of a central community space, significant for its association with education and community life in Glenora. **Event/Cultural Practice** **Institution/Person** **Style/Design/Construction** Possesses architectural value as an attractive, well-preserved example of the International Style in Glenora. **Landmark/Symbolic Value**
2005 Provincial Master Plan Theme (please select any that apply)	☐ Prehistoric Alberta ☐ Fur Trade ☐ Aboriginal Life ☐ Resource Development ☐ Transportation ☐ Agricultural Development ☒ Urban Development ☐ Politics and Government ☐ Health ☐ Work and Leisure ☐ Spiritual Life ☐ Business and Industry ☐ Law Enforcement ☐ Military ☐ Education ☐ Sports ☐ Intellectual Life ☐ The Face of Alberta

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Image 1 Description	
Caption	Partial views of the front (right) and west (left) elevations of Westminster School, looking to the northeast.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton

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Image 2 Description	
Caption	Detail of the main entryway and its context on the front elevation of Westminster School.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton

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Image 3 Description	
Caption	View of the west elevation of Westminster School, looking to the southeast.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 4 Description	
Caption	Detail of the concrete foundation and red, rug-textured brick with recessed mortar joints found on Westminster School.
Location	13712 - 104 Avenue NW

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Copyright	City of Edmonton
Image 5 Description	
Caption	View of the rear elevation of Westminster School, looking to the south.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 6 Description	
Caption	View of the inner southeast corner of the Westminster School courtyard, looking to the southeast. The arrow indicates the approximate location of the interface between the original 1952 school (right), and the 1954

	addition (left).
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 7 Description	
Caption	View of the rear elevation of the 1954 addition to Westminster School, looking to the south.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton

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Image 8 Description	
Caption	View of the rear elevation of Westminster School, looking to the south.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 9 Description	
Caption	View of the rear (right) and east (left) elevations of the northwest wing of Westminster School, looking to the southwest.
Location	13712 - 104 Avenue NW

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Copyright	City of Edmonton
Image 10 Description	
Caption	View of the east elevation of the northeast wing of Westminster School, looking to the west. The arrow indicates the approximate location of the interface between the original 1952 school (left), and the 1954 addition (right).
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 11 Description	

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Caption	View of the rear elevation of Westminster School 1970 addition, looking to the south.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 12 Description	
Caption	Detail of the back entryway on the rear elevation of the 1970 addition

	to Westminster School.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 13 Description	
Caption	View of the south elevation of the 1970 addition to Westminster School, looking to the northwest.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton

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Image 14 Description	
Caption	View of the main entryway and curved projection (stairwell) on the west portion of the 1970 addition to Westminster School, looking to the northeast.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 15 Description	
Caption	View of a secondary entrance adjacent to the stairwell projection on the 1970 addition to Westminster School, looking to the south.

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Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Image 16 Description	
Caption	Detail of the southeast corner of the original 1952 Westminster School.
Location	13712 - 104 Avenue NW
Copyright	City of Edmonton
Historic Photo	
Caption	Partial views of the front (right) and west (left) elevations of Westminster

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	School, looking to the northeast.
Date	1984
Photographer	Unknown
Copyright	Edmonton Public School Board Archives and Museum
Historic Photo	
Caption	View of the front elevation of Westminster School, looking to the northeast.
Date	1984
Photographer	Unknown
Copyright	Edmonton Public School Board Archives and Museum

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Historic Photo	
Caption	Detail of main entryway on the front elevation of Westminster School.
Date	1984
Photographer	Unknown
Copyright	Edmonton Public School Board Archives and Museum
Historic Photo	
Caption	1952 aerial image of one (74) and one-half (75) blocks which would make up the grounds for Westminster School. The half-block on the right was, and continues to be used by the Glenora Community

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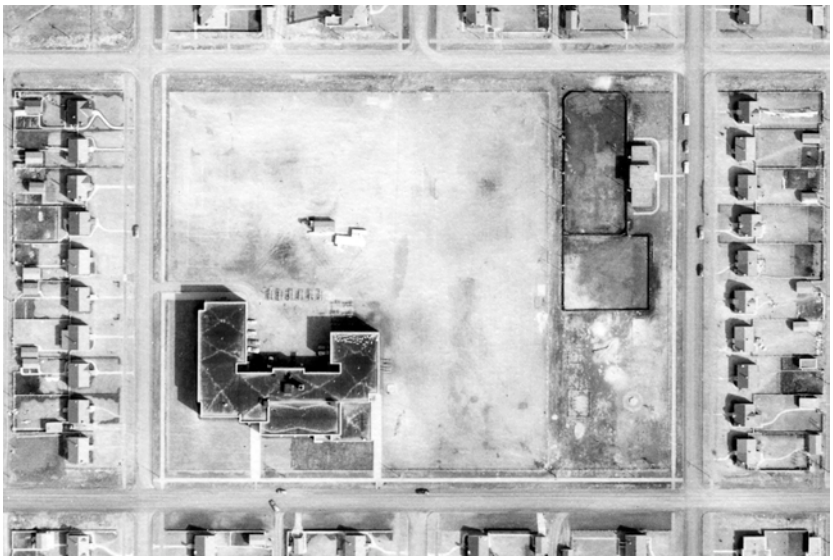
	League.
Date	1952
Photographer	Photographic Survey Corporation
Copyright	Environment & Parks, Alberta
Historic Photo	
Caption	1954 aerial image of Westminster School.
Date	1954
Photographer	Unknown (RS26, Vol. 8, Frame 34)
Copyright	City of Edmonton Archives

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Historic Photo	
Caption	1965 aerial image of Westminster School.
Date	1965
Photographer	Unknown
Copyright	City of Edmonton Archives (YC872, Vol. 11, Frame 187)
Historic Photo	
Caption	1976 aerial image of Westminster School.
Date	1976

Photographer	Northwest Survey Corp. (Yukon) Ltd.
Copyright	Spatial and Numeric Data Services, University of Calgary

2. Significance

Summary	The 1952 Westminster School is significant for its association with Glenora's exponential development during the Post-war settlement period **(Theme Value – Pioneer Farms to First Suburbs).** Westminster School, part of a significant central community space, is further valued for its association with Edmonton's rapid development of educational facilities during the Post-war period **(Theme Value – Education).** Westminster School also possesses style value as an attractive, well-preserved example of the International Style in Glenora **(Theme Value – Architecture and Design).**
Era of Development (please select one)	Development Era ☐ Pre 1850 ☐ 1850 to 1874 (Pre Settlement) ☐ 1875 to 1884 (Frontier) ☐ 1885 to 1905 (Railway/Early Settlement) ☐ 1906 to 1913 (Pre WW I Boom, Age of Optimism) ☐ 1914 to 1918 (WW I) ☐ 1918 to 1929 (Post WW I to Stock Market Crash) ☐ 1930 to 1939 (Depression) ☐ 1940 to 1945 (WW II and Early Modern) ☒ 1946 to 1959 (Post WWII and Oil Boom and Early Modern) ☐ 1960 to 1980 (Late Modern) ☐ 1981- Present
Period of Significance	1950s
Integrity	Does the resource retain sufficient integrity to convey significance? ☒ Yes ☐ No

Municipal Heritage Planner's Mandatory Documentation

Designation	Federal	☐ Yes	☒ No
	Provincial	☐ Yes	☒ No
	Registered	☐ Yes	☒ No
	Municipal	☐ Yes	☒ No
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011		
Date Evaluated by HRRP	October 25, 2016		
Date Approved by Edmonton Historical Board			

3. Statement of Significance

Description of Historic Place	Westminster School is a two-storey, International-style school built in 1952 with solid masonry walls of rug textured red brick, buff brick and glass block built in a U-shaped plan. It has a horizontal profile with flat roof and bands of windows, varied by diverse modular bays: a two-storey southwest buff-brick entrance bay with overhanging canopy and flagpole, a lower central red-brick bay with piers, and a one-storey shop bay. The east side connects via a corridor to a 1970 rectangular, two-storey, flat-roofed, gymnasium/classroom addition. Its walls are clad in red brick, and curved at the front courtyard and entries. The 23,496.5 square metre property on 104 Avenue includes school grounds to the north and northeast with an expansive playing field bordered on three sides by boulevards with mature street trees. It is situated near the centre of the residential inner city neighbourhood of Glenora, immediately west of Glenora Park, community hall and recreation area, and diagonally opposite the St. Vincent Catholic School.
Heritage Value	The 1952 Westminster School is significant for its association with Glenora's exponential development during the Post-war

settlement period. The school is situated in the 1906 Glenora subdivision registered by developer James Carruthers. This grid-iron neighbourhood in northwest Glenora, extending from Stony Plain Road into today's Westmount and North Glenora, developed very little during the first four decades. But that situation reversed during Edmonton's unprecedented Post-war growth with returning Second World War veterans and with the economic oil boom. In 1950, when the Edmonton Public School Board approved a school for the area, the residential lots comprising the 1906 Glenora subdivision were almost fully built out.

Westminster School, part of a significant central community space, is further valued for its association with Edmonton's rapid development of educational facilities during the Post-war period. Implementing his own form of Clarence Perry's neighbourhood unit concept onto the developing Post-war suburbs, Edmonton's first full time town planner, Noel Dant, looked to cluster community infrastructure in the geographical centre of the neighbourhood. In 1951, blocks 74 and a portion of 75 of the 1906 subdivision were amalgamated to create the grounds for the future Westminster School. Adjacent properties were also created for use by the Glenora Community League, and the Edmonton Catholic School District. Over time this area has become a community social and recreation hub with a landscaped park and playground, a community hall, tennis courts, skating rink and school playing fields. In 1951, EPSB architect William Butchart completed plans for a 16-room building; the land was purchased from the City in 1952. The new community elementary and junior high, constructed by Poole Construction at a cost just under $700,000, opened in late 1952.

William (Bill) Butchart (born 1907) emigrated from Essex in 1909, was raised in Vulcan, Alberta, and studied architectural drafting at the Institute of Technology and Art in Calgary in 1928. In 1946 he became Architect and Supervisor of Plant, assigned to help the school board meet the city's Post-war demand for public schools. Thirty-two public schools would be built from 1946 to 1955 (up to eight at the same time) and a further 37 in the next two decades; Butchart was architect for at least 47 of them. To achieve this he often used the same plans for several schools, including this school which is identical to the 1951 McKernan and 1952 Strathearn schools. He also developed an expandable 'modular

	core unit' design approach. Westminster School also possesses style value as an attractive, well-preserved example of the International Style in Glenora. It features the important elements of the style: its flat roof, horizontal profile with linear bands of contrasting brick and banks of glass-block windows, and juxtaposed rectangular modules of varying height, finishing materials and architectural details. For example the tall buff-brick entrance bay with overhanging canopy and horizontal windows, the lower red-brick gymnasium bay with piers, and the one-storey shop bay with vertical windows. The need for additional capacity, first identified in 1953, was addressed immediately by portable classrooms and the construction of a six-room extension the following year to the northeast wing of the school. The public school boards building program of the mid-1960s allocated funding for a new addition to accommodate expanded science, music, and recreational space at Westminster School. With the Department of School Facilities unable to take on additional architectural work at the time, renowned architect Douglas Cardinal was selected to plan and design the new, $361,000 two-storey addition. Summit Construction Ltd. received the contract, and the new structure, a gymnasium, four science and one music classrooms was completed in 1970 on the eastern end of the school. Calgary-born architect Douglas Joseph Cardinal, OC, (b. 1934), trained at UBC and the Texas School of Architecture. His practice included 18 years in Edmonton before re-locating to Ottawa. His master works include St. Mary's Church in Red Deer, Smithsonian National Museum of the American Indian, and Ottawa's Canadian Museum of Civilization. He is known for developing a regional western Canadian variation of the International Style, inspired from his Siksika and Métis ancestry, and expressed in undulating walls and curvilinear massing. Despite a restrictive budget, details of his style can be seen where the curving south wall forms a courtyard, and in the tall concave curving 'pillars' at the entrances to the addition.
Character Defining Elements	The key elements that define the heritage character of Westminster School include, but are not limited to its: - setting on a large civic block surrounded by quiet residential streets with landscaped front yards and grassy boulevards

	with mature deciduous street trees; - location and orientation on southwest corner of public reserve lands fronting a residential street, with Glenora Park and playground immediately west, community association hall and recreation grounds to the northeast and separate school and grounds diagonally opposite to the northwest; central location within the residential area; - landscape elements including: expansive open grassy L-shaped playing field to the north and east; landscaped south and west setbacks with mature plantings including large conifers; *Original building including 1954 addition* - form, scale and massing as expressed by its: two-storey educational form on a U-shaped plan with courtyard, set back southwest corner to create shallow projecting main entry bay, and stepped north east corner to created articulation for rear entry; south central rectangular projecting (former gymnasium) block with brick piers; one-storey southeast shop module; flat roof with reinforced concrete parapet on all sides; - construction materials including: reinforced concrete frame and concrete slab, concrete lintels and sills; solid brick walls in buff-brick and rug textured red brick with seven-course common bond pattern; red-brick chimney; - International Style features such as its: rectilinear form; horizontal massing and profile; long, linear bands of windows with horizontal profile; rectangular bays (modules) with varied size and detailing; simplified, uniform style elements; - original fenestration on main façades including: linear bands of buff brick with uniformly spaced double assembly window openings with continuous lintels and sills on both floors of southwest bay; linear bands of buff brick with uniformly spaced single and double assemblies window openings with continuous lintels and sills wrapping corner of one-storey southeast shop bay; single and triple assembly window openings on both levels of main entry bay; linear bands of banked glass-block windows with double assembly window openings below on both levels of side elevations; three-leaf metal front doors with transom (triple assembly of 2-light windows); two-leaf, 3-light metal rear doors with transom (double assembly of 3-light windows); two-leaf, 3-light metal rear doors with transom (double assembly of 2-light windows);

	- additional exterior architectural details including: brick piers on gymnasium bay; red-brick recessed main entrance with brick pier and projecting canopy; northeast rear entry set in corner with brick pier and canopy; northwest rear entry with projecting canopy; very tall internal red-brick chimney on rear of shop bay; tall flagpole mounted on upper southwest corner of entry bay; and - interior features such as its: terrazzo floor; wooden trim. *1970 addition* - form, scale and massing as expressed by its: two-storey, rectangular plan with wide façade; flat roof; convex curving south wall at courtyard; - construction materials including: concrete block bearing walls on concrete slab-on-grade with pre-cast concrete joists; red-brick sills, lintels and cladding on walls, in stretcher bond; metal trim, windows and doors; - Late Modern Style features such as its: flat roof and horizontal profile; metal windows; uniform surfaces with minimal ornamentation; and - other style features such as its: curved walls and 'pillars' with stacked bond on concave and convex surfaces; decorative brick work (bands below cornice, sills, lintels and above entries).

4. Additional Information

Owner(s)	
Owner(s) Address	
Additional Information	

Municipal Heritage Planner's Mandatory Documentation

Nominator Contact information	
Evaluation Author and Contact Information	Donald Luxton & Associates 403-457-4011
Date Evaluated by HRRP	October 25, 2016
Date Approved by Edmonton Historical Board	

Statement of Integrity

Values Summary	This site is significant because… The 1952 Westminster School is significant for its association with Glenora's exponential development during the Post-war settlement period **(Theme Value – Pioneer Farms to First Suburbs).** Westminster School, part of a significant central community space, is further valued for its association with Edmonton's rapid development of educational facilities during the Post-war period **(Theme Value – Education).** Westminster School also possesses style value as an attractive, well-preserved example of the International Style in Glenora **(Theme Value – Architecture and Design).**
Period of Significance	1950s
Chronology of Alterations	1954-1964 • two one-storey portables • addition to northeast side of school 1970 • portables removed; large stand-alone two-storey southeast annex attached to original school via corridor north of shop module: upper floor with 4 science classrooms and upper gymnasium, lower floor music classroom, washrooms, lower gymnasium, locker rooms and storage; renovations throughout original building (conversion of gymnasium,/playrooms to administrative and drama space). 2000-1 • major two-phase $5.6 million upgrade to interior and building envelope (including replacement of original wooden windows)
Aspects of Integrity	Location ☒ Yes ☐ No ☐ Not Applicable The location of the building and orientation on the property has not changed. Design ☒ Yes ☐ No ☐ Not Applicable The overall design of the building has integrity, with form, scale, massing and stylistic features intact. The 1970 standalone addition employs compatible massing and materials, uses complementary design elements, and has architectural merit in

	its own right. Environment ☒ Yes ☐ No ☐ Not Applicable The streetscape, with deep landscaped setbacks, street trees and boulevards, is intact as is open playing field of Westminster School. Materials ☒ Yes ☐ No ☐ Not Applicable The school retains most of its authentic materials: concrete and brick. Workmanship ☒ Yes ☐ No ☐ Not Applicable The quality of the workmanship of the building is evident in its current materials, detailing and condition. Feeling ☒ Yes ☐ No ☐ Not Applicable The feeling of the building has not changed and conveys a strong historical sense of Glenora's Post-war settlement period. Association ☒ Yes ☐ No ☐ Not Applicable The association of the building with community life and education in Glenora.
Statement of Integrity	Westminster School maintains all the aspects of integrity necessary for it to convey its significance/heritage value. The school's original form, scale, and massing are intact. The 1970 standalone addition employs compatible massing and materials, uses complementary design elements, does not obscure the original school and has architectural merit in its own right. Overall the school is in good condition with a high degree of its original fabric intact, apart from the wooden windows. - Roof: Not visible but no indications of issues. - Roof elements: The concrete parapet has been capped in metal flashing but is in good condition apart from water stains. - Foundation: The concrete foundation appears to have no apparent failures. There are minor cracks in the foundation. - Wall material: The brick cladding is in very good condition with no apparent mortar failures. The composite panels added to gymnasium wing. There is some cracking around the windows where new windows were installed. - Windows: The school retains all its original window openings; all wooden trim and window sashes have been replaced with non-period vinyl, in good condition – the horizontal window

	style was replicated; some incompatible caulking repairs of glass block mortar; covered window on west façade; original concrete lintels and sills have been covered with flashing. - Doors: The school retains its original front and rear doors, in good condition. - Chimney: In good condition with no visible mortar failures.