

McCauley/ Alberta Avenue Historic Resources Inventory

Final Report
December 2011



Municipal Heritage
Partnership Program



City of Edmonton
Historic Resource
Management Program

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1 Introduction

Project Background

The City of Edmonton's *Historic Resource Management Plan's* main focus is to identify, protect, manage, and promote historic structures and landscapes, particularly buildings. A critical activity to support the Plan's goals is to continually maintain the *Register and Inventory of Historic Resources in Edmonton*. These lists, which includes properties identified as having historic significance (the *Inventory*) and properties legally protected through Designation Bylaws (the *Register*), are continually maintained, reviewed, and updated to ensure they are addressing the ever-changing landscape of heritage preservation and conservation in Edmonton.

To support this broader initiative, the City of Edmonton commissioned the McCauley/Alberta Avenue Heritage Inventory project in April 2010 to assess portions of these two historic communities. The intent of the project was to undertake a thorough review of the area, and identify properties possessing historic significance that are not already included on the City's *Inventory* or *Register*. The City engaged Urban Systems Ltd. and our project partner, Ken Tingley, to prepare this assessment, identified as the McCauley/Alberta Avenue Historic Resources Inventory. Figure 1 provides a map of the study area for reference purposes.

An initial windshield survey of the area was completed between July 29 and August 15, 2010. Approximately 5,000 properties were assessed in the overall area through the windshield survey. From this initial review, the project team identified 417 properties of interest. Photographs of each building were taken, and a survey form that provided basic information on the structure was completed. Using this information, the project team met with the City of Edmonton Heritage Planners to review the results, and formulated an initial properties of interest shortlist. From this review, the properties of interest list was refined from the original 417 to 126. The team also identified an additional 35 properties that had marginal interest.

At this stage, the project team, led by Ken Tingley, undertook archival research (including a review of the City of Edmonton *Henderson's* directories) of the properties of interest to develop a better understanding of the age and condition of the buildings, and to identify residents or activities that may have occupied the buildings. Once this information was collected, the project team met again with the City of Edmonton Heritage Planners, and the properties of interest list was refined to include 74 properties of interest. A total of 12 properties were identified as not being adequate to be considered of interest, but were identified to be included in potential 'heritage character areas'.

The project team undertook additional detailed archival research on the 74 shortlisted properties, and met a final time with the City of Edmonton Heritage Planners to develop the final properties of interest list. The final list of significant historic resources for the area included 51 properties, and a total of 13 properties were identified as falling under the 'heritage character area' classification.

At the conclusion of the final shortlisting phase, the project team made four separate presentations to the Historic Resources Review Panel of the Edmonton Historical Board. Presentations were made on September 13, October 11, November 8, and November 22, 2011, and provided Panel members with information on the 51 shortlisted buildings. At the direction of the Panel, two properties on the project team's shortlist were not supported, and are not included as part of this final Inventory report. An additional three properties were tabled pending the submission of further information regarding the integrity and historic development of the buildings. The requested information for these three properties was not available at the time of the submission of this report; therefore, they are not included as part of this final Inventory report. This results in a total of 46 buildings being included in the final report.

During the course of the initial windshield survey and the follow-up detailed research on the properties included in this Inventory, the project team noted a significant amount of reinvestment occurring in existing structures throughout the area. While some new infill has been developed over time (to be expected in communities that date back to the turn of the last century), a significant amount of older building stock still remains intact throughout the two communities. Several owners contacted through the course of the survey noted a keen interest to have their buildings included, and expressed a desire to potentially pursue formal designation of their heritage homes. Indeed, several owners expressed disappointment when informed by the team that a particular building was not going to be included in the Inventory. There appears to be a grassroots movement afoot in the areas to get these communities back on their feet, supported by broader planning initiatives undertaken by the City of Edmonton. These circumstances bode well for the overall future regeneration of McCauley and Alberta Avenue, and through this renaissance, a brighter future for the heritage buildings and character of the area seems likely.

Project Team

The project was led by Urban Systems, whose team members included:

Stuart Batho, BA (Hons), MLE, PhD - Planner/
Urban Designer

Kirstin Smith, B.Design, CPT - Design Specialist

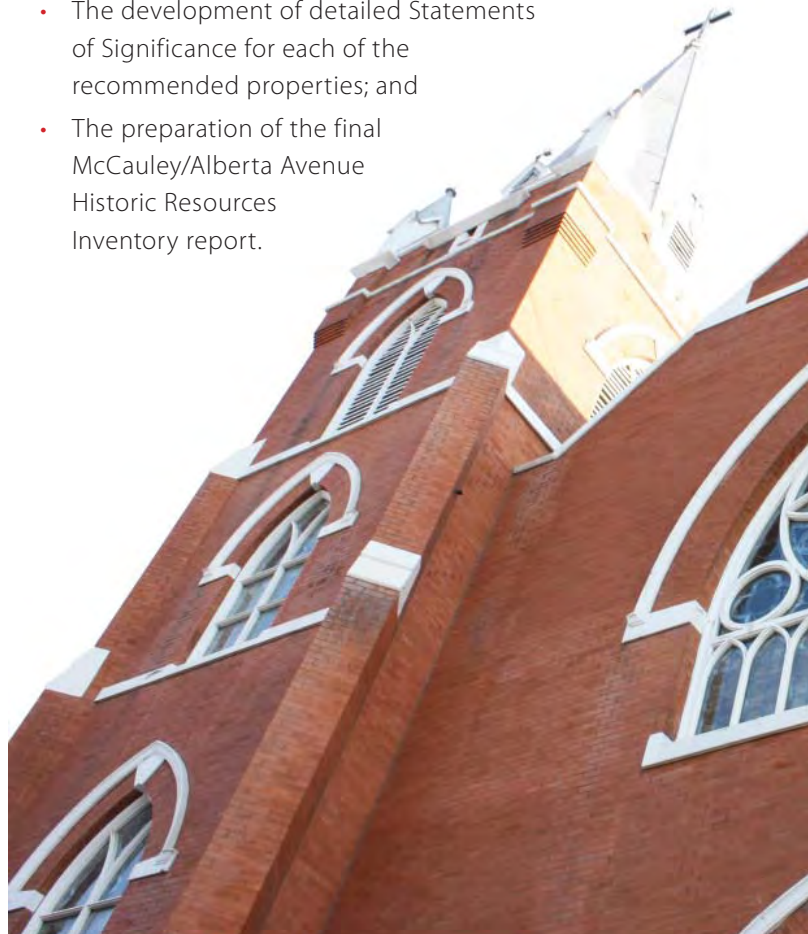
David Johnston, M.Pl., MCIP - Project Manager/
Senior Planner

Urban Systems coordinated the activities of the team, acted as liaison with the City of Edmonton, prepared all mapping materials, assisted in the preparation of the Statements of Significance, and led the preparation of the final Inventory report. Urban Systems partnered with Ken Tingley, M.A., Historical Resource Consultant, on the project. Mr. Tingley led the preparation of the windshield survey, archival research, and the preparation of the Statements of Significance, and provided the Context Paper for the area.

Goals of Inventory Project

Overall, the McCauley/Alberta Avenue Historic Resources Inventory project is intended to support the City's overall heritage program, and to identify additional properties for inclusion on the City's *Inventory of Historic Resources*. The specific goals of the project itself included:

- The completion of a windshield survey of the overall area to identify potential properties of historic significance in portions of the McCauley and Alberta Avenue areas;
- The documentation of initial properties of interest and additional archival research on these properties;
- On-going consultation between the project team and the City of Edmonton to identify specific properties of historic significance;
- The preparation of detailed archival research and additional documentation, prepared in accordance with Province of Alberta standards, of the recommended properties;
- The development of detailed Statements of Significance for each of the recommended properties; and
- The preparation of the final McCauley/Alberta Avenue Historic Resources Inventory report.



Acknowledgements

The project team wishes to thank the City of Edmonton and the Municipal Heritage Partnership Program operated by the Government of Alberta for the funding to complete this Inventory project.

The project team would also like to acknowledge the on-going participation and advisory services provided by Robert Geldart, Principal Heritage Planner, and David Holdsworth, Principal Heritage Planner, from the City of Edmonton throughout the project.

Finally, the team would like to acknowledge the support from Kathryn Ivany, City Archivist, and the staff at the City of Edmonton Archives. Their support and assistance were critical in the collection of archival information used to prepare the Statements of Significance for the properties identified in the Inventory report.

Report Organization

Our Inventory report is organized as follows:

Section 1 - Introduction.

Provides an overview of the project.

Section 2 - Context Paper.

Provides a background on the history and trends in development of the McCauley and Alberta Avenue areas.

Section 3 - Heritage Areas.

Provides information on heritage character areas that were identified in the study area.

Section 4 - Design Guidelines Framework.

Provides a discussion on how design guidelines could be created by the City of Edmonton to support the heritage character areas, and ensure that on-going development in the areas complements and supports existing historic resources.

Section 5 - Statements of Significance.

Provides draft Statements of Significance for the properties identified in the Inventory project. Each Statement provides the information required by the Municipal Heritage Partnership Program, including: a description of the historic resource; a description of the heritage values that may be associated with the resource (as identified by the Government of Alberta's *Master Plan 2005 for the Protection, Preservation, and Presentation of Alberta's Past*); and a list of the character defining elements that contribute to the resource's heritage value.

This Section also includes evaluations for each resource that address Provincial requirements for significance and integrity. The information is provided in a format consistent with the Municipal Heritage Survey Review Forms typically used by the Province.



2 Context Paper

The McCauley/Alberta Avenue Inventory Area

The roots of the McCauley/Alberta Avenue Inventory area are found at Jasper Avenue, and northward along Namayo Avenue (97 Street), Kinistino Avenue (96 Street), and Syndicate Avenue (95 Street). These historical roots give a consistency to the character of the district, including the study area, which is located just north of the first developments south of Boyle Street (103A Avenue).

The McCauley/Alberta Avenue Inventory area is bounded by the Edmonton Transit System (ETS) Light Rail Transit (LRT) tracks, which outline a broad curve on the south, southeast, and east sides of the study area. The Inventory area is further delineated by 116 Avenue to the north, with portions of 97 Street and 101 Street defining its western boundary. The McCauley neighbourhood itself is located between 105 Avenue to the south, and Norwood Boulevard to the north, and from the railway right-of-way (the present Light Rail Transit tracks) westward to 101 Street. The McCauley neighbourhood is named for Matthew McCauley, Edmonton pioneer, and its first town mayor. The Inventory is focused more broadly than McCauley, and includes parts of the Alberta Avenue and Parkdale neighbourhoods as well.

The study area is part of a contiguous district within Edmonton that is characterized by many common historical, commercial, and cultural themes. With the 101 Street corridor to the east of the Hudson's Bay Reserve, it represents the first urban development in the nascent Edmonton Settlement as it developed outside Fort Edmonton following the land transfer from the Hudson's Bay Company to the Dominion of Canada

during 1869-1870. By the turn of the 19th century, this area had become the first significant incubator of social, business, ethnic, and political developments in the emerging new town of Edmonton. McCauley, Boyle Street, Alberta Avenue, Parkdale, and Norwood have remained blue-collar working class districts throughout their history. As such, they also have been an early location for new immigrants when they arrived in Edmonton. The commercial district between Jasper Avenue and the old Grand Trunk Pacific Railway right-of-way (now the LRT tracks) first formed the roots of the north-south corridor flanking Namayo Avenue, Kinistino Avenue, and Syndicate Avenue. This corridor was later extended further north into the study area, a largely residential district closely affiliated with the social and commercial development south of Boyle Street (103A Avenue).

The Inventory area lies just to the north of the Boyle Street neighbourhood, now undergoing redevelopment through such initiatives as the Boyle Renaissance Project, and the broader redevelopment strategy for the wider area, known as The Quarters. There has not yet been a comprehensive history of the Boyle Street-McCauley area written, although it has been a uniquely important area in Edmonton's history.

Archaeological evidence, and a deep oral tradition, demonstrate that the North Saskatchewan River valley was used by the First Nations for millennia preceding the coming of Europeans to the study area. The river valley "flats" in particular were useful as a source of shelter, wood, and wild game. When the Hudson's Bay Company and the North West Company arrived in the area in 1795 and built the first trade posts downstream from present Edmonton, Aboriginal people had additional reasons to visit and trade. The site of the

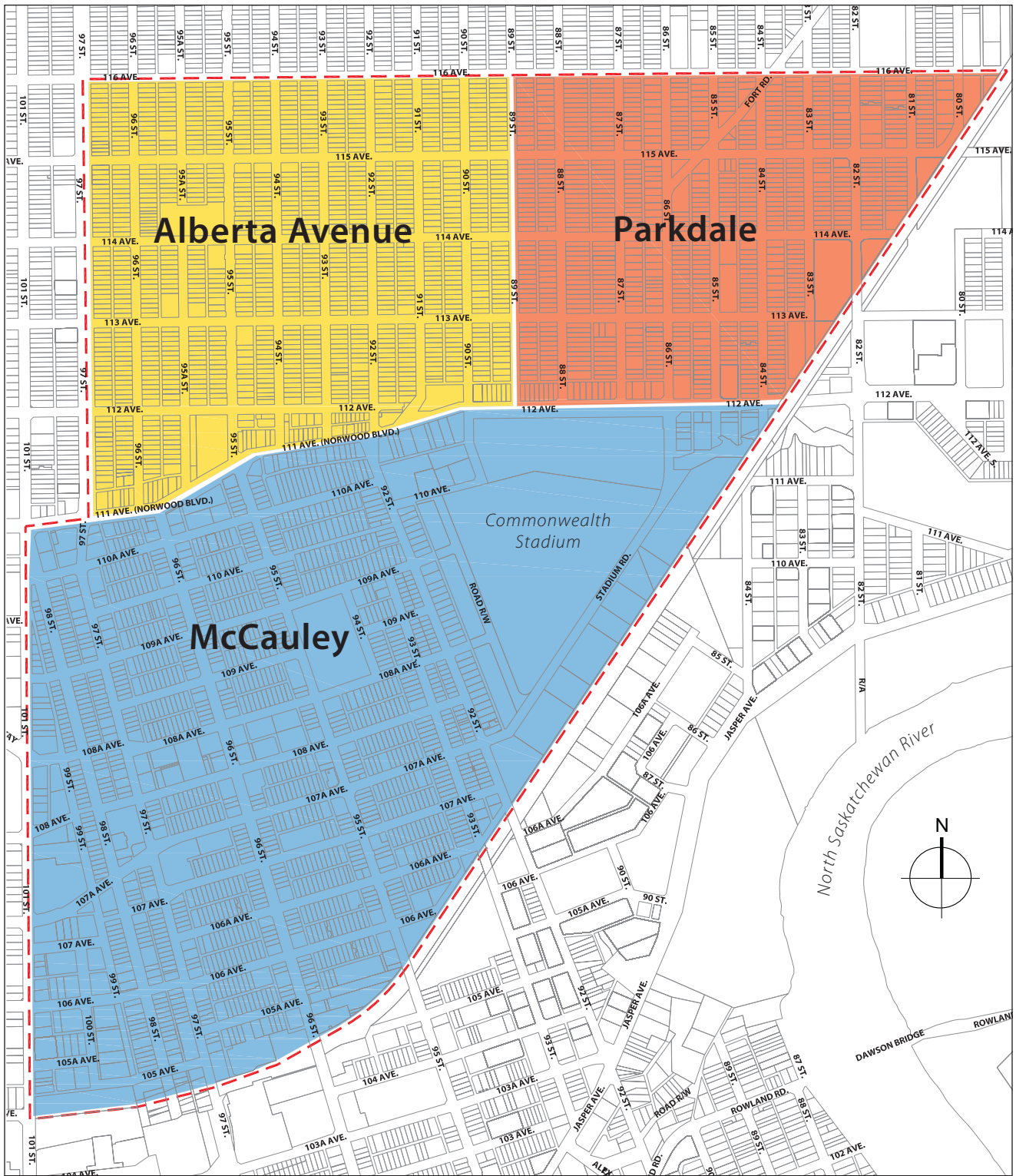


Figure 1 - McCauley / Alberta Avenue Historic Resources Inventory Study Area

--- Inventory Boundary



Patricia Park
Source: City of Edmonton Archives

second and fourth Edmonton posts, in what was later named Rossdale, remains the preeminent historical site in Edmonton because of its remaining evidence of this overlapping, sometimes competing and sometimes complementary, cultural and commercial usage.

The Hudson's Bay Company retained, or "reserved", the Hudson's Bay Reserve (HBR) after the transfer of its western lands to the new Dominion of Canada in 1869-1870. As the HBR was located east of the fifth and final Fort Edmonton, this strip of land presented a barrier to any substantial development immediately to its east. The first commercial enterprises outside the fort walls had to bypass the HBR and move further east along the winding Jasper trail before taking root. It was here, near the beginning of the Namayo trail (now 97 Street), heading northward out of the Upper Edmonton Settlement, where the first important nucleus of the future town of Edmonton was established. However, it would not be until after the first Dominion Land Surveys in 1879 and 1882 laid out the street grid and lands were sold in the HBR that the present downtown would begin to evolve more rapidly.

The newly-restored Immigration Hall (10534 - 100 Street), built in 1930, remains an important reminder of one of the principal themes in the history of the area. From the very beginning of significant immigration to the Edmonton district, the Boyle Street area was the district where immigrants settled after their first arrival and made their first efforts to become established. At first, this was true whether they came from Scotland by way of Ontario, or from Ukraine, or leaving homesteads and farms in Manitoba, Saskatchewan or the settlement bloc in Alberta, or any of the many other countries attracting immigrants to the "last best west". The area served as an incubator for new commercial and political careers, and this in turn led to tension between permanence and transience among its residents. Businesses would start up with the owners and their families living and working in them, after which houses would be built in the immediate neighbourhood, often north on old Kinistino Avenue (96 Street) or immediately to the east on Syndicate Avenue (95 Street). Many of the more successful would then move to other neighbourhoods, especially after the Second World

War. This pattern also later applied to the emergence of significant residential infill development in parts of McCauley.

After the Second World War, the area began to gain a reputation as a trouble spot, rather than a bustling working class district. As this trend continued, social agencies came to characterize the community in the public perception. Various approaches to urban renewal and rejuvenation were studied, but frequently residences and businesses disappeared, from Boyle Street in particular. Commercial development continued to move northward, first along 97 Street, then later along Norwood Boulevard and Alberta Avenue.

Much of the built heritage in the Inventory area has now regrettably disappeared. As a recent example, in November 2009, it was announced that St. Stephen's Anglican Church (10909 - 96 Street), located on "Church Street", would be closing after nearly a century of ministering to the McCauley/Alberta Avenue area. Only energetic and creative intervention by the City avoided this outcome. While much of the original historical streetscape has disappeared, for many years the district remained an organic and functioning community, with a rich mix of businesses, churches, and significant ethnic and racial cultural institutions and traditions. However, this early community would vanish over the years, and by 2001, the Federal census indicated that most occupied private dwellings in the district had been built in the 1970s and 1980s. The Municipal Census in 2005 indicated that many dwelling units were apartment style structures, rooming houses, or collective residences. By 2005, the early residential composition of the area was virtually gone or under increasing development pressures. The purpose of the McCauley/ Alberta Avenue Inventory is to define noteworthy resources that currently survive within the study area.

Despite the significant changes to the area over the years, several noteworthy buildings built by the variety of new immigrant communities have survived and are still in use. St. Josaphat's Church quickly became a significant social centre as well as a major religious centre in the district after it was opened. This role included the Sisters Servants' parochial school, founded in 1910, and sponsorship of groups like

reading clubs, the Boian Drama Circle in 1910, and a women's society in 1913. Other denominations also were represented in the study area during the early 20th century. While Greek Catholics were predominant among early Ukrainian immigrants, in 1902, Russian Orthodox priest Father Jacob Korchinsky converted a house into a church at the corner of 96 Street and 101 Avenue - St. Barbara's Russian Orthodox Church, the first in Edmonton. In 1901, he had rented a house on the corner of Namayo and 108 Avenue as a church and school for Bukovynian and Galician "residents". The Independent Greek Church, with Ukrainian converts to Presbyterian fundamentalism, also was established in the area in 1904. The Ukrainian National Home was established in 1917 at 9620 - 109 Avenue, becoming the most significant cultural focus for Ukrainian-Canadian Edmontonians. The Ukrainian community grew rapidly, and historian Peter Melnycky writes that in 1921 in Edmonton it totaled 547, many working on municipal public works projects, in the numerous lumber camps and mines in the district, or at the Swift Canada Packing Plant. He also notes that there were a growing number of shopkeepers and businessmen joining the ranks of Edmonton's commercial community, and that by 1931, this population had jumped to 5,025. Many would live in the growing residential and commercial strips located along Kinistino, Syndicate, and Namayo Avenues north of Jasper Avenue. Many gathered at St. Josaphat's for events like picnics and other social gatherings. The grounds of the original church had plenty of room for such events, especially at Easter. When the Great Depression struck the community, the church ministered to those parishioners who were in need.

In late 1918, the Hotel Grand on 107A Avenue and 98 Street was purchased and converted into the Taras Shevchenko Institute. Many of those who attended this residential school went on to become teachers. William Tomyn, first elected as a Social Credit MLA in 1935, was a graduate of the school. The Institute fostered many careers over the years, launching numerous early Ukrainian-Canadian immigrants into the mainstream culture. In 1922, the first Institute closed for lack of funds, but in 1925 reopened in another residence as the Ukrainian Catholic Institute of Taras Shevchenko at 92 Street and 106 Avenue. In 1931, it closed again because of the Great Depression. During its heyday, its hockey

team, led by Brother Methodius, won three successive championships against Edmonton high schools. Like the Bennett School Hustlers in Gallagher Flats, under Frank Hustler, the Shevchenko teams boosted self-esteem at a crucial time in the life of the community. The Great Depression would hit east Edmonton very hard, and in 1932, a Relief Committee was set up in the Ukrainian National Home, providing Christmas dinner for the “hundreds of unemployed Ukrainians...”. John Basarab became a great supporter to those in need as well, and provided assistance to the many Ukrainian famers who flocked to his offices for help in avoiding foreclosure on their farms. Basarab arrived in Edmonton in 1919, completed his law studies while living at the Shevchenko Institute, and was admitted to the bar in 1922.



St. Josaphat, 2010

By 1939, St. Josaphat was in need of repair or replacement, and parishioners undertook much of the necessary labour themselves. An impressive new church designed by Father Philip Ruh rose on the original site. The church was officially opened on June 3, 1947, after almost a decade of financial and physical struggle. In 1941, there were about 6,000 Ukrainian-Canadians living in Edmonton, and by 1981, 84,565 self-described residents of Ukrainian descent lived there. By this time, most of this number had moved outside the community in east Edmonton where

the first generations of immigrants had made their first mark. Other parishes were established throughout Edmonton to accommodate the many new adherents.

Still, in 1953, an article in the *Times* of London described the district as “a Little Europe”, where English remained a minority language. It went on to describe a district “where cheap hotels and restaurants, foreign shops, billiard saloons, and palmistry establishments give a raffish air...”. The conclusion was that the area remained “a rendezvous for new Canadians and transients, but it is primarily the home of the group vaguely called ‘the Ukrainians’, the residue of earlier immigration from Central Europe, who have never become Canadian because they have been unsuccessful”. This condescending conclusion prompted a reply from Henry Kreisel, who noted that Edmonton now had a mayor of Ukrainian descent, and pointed out the many contributions made to the community by Ukrainian-Canadians. The Ukrainian imprint was set early and deep, and during the 1950s, many recall growing up taking Ukrainian language courses, attending Ukrainian special events, and, of course, attending St. Josaphat. The Ukrainian Catholic Women’s League of Canada and the Ukrainian Catholic Brotherhood remained very active during the 1950s and 1960s. In 1964, a new Rectory was built adjacent to the Cathedral to meet the expanding needs of the parish.

German immigrants also became established in the community. There were only fourteen people with “German-sounding” names that could be identified in Edmonton by the *Henderson’s* city directory for 1895. German immigrants would settle in the area from First Street to Syndicate Avenue, and north of Jasper Avenue to 111 Street. The greatest concentration of their businesses and residences would develop along Kinistino and Namayo Avenues with time. Most German immigrants at first set up as grocers, butchers, carpenters, or real estate agents. Most were in business in the area for less than a year, but a few stayed and built the local economy and community. The Edelweiss Club, also known as the Kinistino Club House, was located at 9568 - 101A Avenue. The Edelweiss Club was incorporated in 1906, with Gustav Koerman, the real founder and publisher of the *Alberta Herald* its first president. Work was begun on a clubhouse, and it was



Namayo at 97 Street, 1900
Source: City of Edmonton Archives

opened in January 1906. A ball in January 1908 attracted over 200 Germans, while the first German concert in Edmonton was held there that February.

The *Alberta Herald*, Alberta's first German-language newspaper, with its office at 252-54 Namayo Avenue, was the voice of the German language community after 1903. First owned by the charismatic entrepreneur and musician Count Alfred von Hammerstein, the newspaper soon was sold to Gustav Koerman. The German Bookstore, operated by Lydia Bruegmann, was located next door at 260 Namayo. The Germania Choir of Edmonton had its permanent home at the Edelweiss Club from 1908 onward.

The First German Baptist Church opened at the corner of Namayo and Isabella Street (104 Avenue), but in 1912, moved to the corner of Kinistino Avenue and 106A Avenue. Later known as the Central Baptist Church, the first church was constructed in the area in 1900. This church remained a religious and cultural centre for German-Canadians in the area for years. When Central Baptist Church moved its location in 1973, the building was used for several dining lounges and bars, and eventually was vacated and abandoned. Tom Millman, the Central Baptist Church, and the First Baptist Church cooperated through the Alberta Baptist Association and the Baptist Union of Western Canada to purchase the old church and lease it to The Mustard Seed Street Church, which since 1988 has ministered to the physical, social, and spiritual needs of people in the inner city. The Mustard Seed concept was inspired by similar organizations in Victoria, British Columbia, and Calgary.

It has cooperated with partners like World Vision to provide employment training, the Church Council on Justice and Corrections to raise awareness and provide response to family violence, and in 1992, a Food Depot was set up with Edmonton Gleaner Association, or the Food Bank.

Other significant churches were St. John's Lutheran Church, for a congregation that had been established in 1903 in a rented hall. In 1904, the first small church was built on Kinistino Avenue, while the third church was begun on Namayo in 1909, opening in March 1910. St. Peter's Lutheran Church held its first services in Roberts Hall, on the corner of Namayo and Jasper Avenue in May 1894, but moved further north into its own church at 107 Avenue and 103 Street in 1906.

The garment district was for years an additional important part of the study area. Many people who lived in the area worked in the neighbourhood at employers like Great Western Garments (GWG). The first GWG plant was a two-storey factory where cutting and sewing were completed by local labour in the same room. This was located at 528 Namayo Avenue, but in 1913, it expanded into a larger factory at 10438 Namayo Avenue, where skylights provided some additional light for the close work being done by the women there. In 1917, GWG moved to the big three-storey factory at 10305 Namayo Avenue. This building had been constructed in stages between 1910 and 1914 as the Caledonian department store, where many local women also worked as clerks. The garment district grew up north of Jasper along Namayo

to Griesbach (105 Avenue), supplying much of the employment, especially for women workers. LaFleche Bros., Emery Manufacturing, James B McCormack, Kays Overall Manufacturers, and Courtney and Northwester Manufacturing also employed many in the garment district between 1906 and 1916. Many other sources of employment included the many independent dressmakers, tent makers, dry cleaners, and retail clothing stores. When a fire hit the GWG plant in 1926, it created a real financial hardship for the community, whose staff were out of work until repairs could be completed, a period of about three months before the factory returned to full production. A wartime expansion in 1940 allowed GWG to employ 500 workers. In 1953, GWG opened a second plant at 85 Street and 106 Avenue, still close enough to employ many from the area, although the existing plant was purchased by Army and Navy department stores shortly after this date.

There was virtually no development in McCauley and Alberta Avenue at the turn of the 19th century, but by 1910, the area located between Syndicate Avenue and Kinistino Avenue, and north of Boyle Street and the railway right of way, was a well-established commercial and residential district. In 1912, when the prewar building boom was peaking, the study area also was booming. The McCauley Street School, the largest primary school in Edmonton, opened on March 4, 1912, to serve the growing community. A comparison between the 1910 and 1912 *Henderson's* Edmonton directories clearly indicates the rapidly changing description of those living in the area; many more single men now were living in this working class area. New development was running at a great rate in 1912, and buildings like the Belmont Apartments (10767 Syndicate Avenue), with rooms for working men above the Mitchell Pharmacy, were more common. Also by 1912, new businesses were among those clustering along the tracks in an emerging industrial strip that would define the south side of McCauley and provide employment for many of its residents. The St. Petersburg Hotel (10401 - 96 Street), built in 1913, stood on the corner of Kinistino, a workingman's hostelry and bar. The Edmonton Iron Works Ltd. plant soon would be working hard to fill wartime demands, and offering employment to the diminishing manpower resources of the city.

Names such as the Grand Trunk Grocery, named for the nearby GTP railway tracks and yards, and the Grand Trunk Meat Market next door, testified to the importance of the railway as a neighbourhood-shaping presence and employer. The Kilmuir Temperance Hotel (10434 - 95 Street), renamed following provincial prohibition, became the site of the first Masonic Lodge on February 19, 1910, when a number of Scottish Masons met to discuss the formation of a lodge in the capital, where many masons were working on construction of the new Legislature Building.

After weathering the 1913 financial and real estate decline, First World War, influenza pandemic, and struggling postwar economy, the area continued to suffer. However, a look at the population of the study area indicates that some residents had dug in and even expanded their businesses by the mid-1920s. By this time, the study area held more vacant homes and fewer residents, but more evidence that some persistent business owners were succeeding in growing their enterprises.

McCauley struggled after the Second World War, and many moved to more prestigious suburban developments during the economic boom that followed discovery of oil in 1947. After several decades of decline, plans were put in place to renew McCauley, a process still in progress. The study area has been the object of attempts at urban renewal since the 1960s. The Boyle Street/McCauley Plan was prepared in 1981, during an economic boom, but just one year before the regional economy entered a sharp decline. This plan "up-zoned" significant areas of both Boyle Street and McCauley to permit low, medium, and high-density multiple-residential, commercial, and mixed-use development. "The expectation at the time the Plan was prepared," noted the Boyle Street/McCauley Planning Coordinating Committee, "was that the Downtown would expand into west Boyle Street, that high-rise residential development would occur along the river valley, and that the two neighbourhoods would be generally revitalized through redevelopment". Funds for the envisioned new parks, sewers, and utility services would be financed by a special levy placed on redevelopment. Residents displaced by the project



Norwood Boulevard, 1937
Source: City of Edmonton Archives

would be accommodated through existing social housing programs, “with a target of 440 units to be provided initially to replace several rooming houses demolished to build various public buildings”. However, this did not occur, and consequently many area residences were perhaps saved from demolition.

The Boyle Street/McCauley Area Redevelopment Plan (Bylaw No. 10704) and associated Bylaws No. 10703 (amending the Stadium Station Area Redevelopment Plan) and No. 10705 (amending the Land Use Bylaw) were adopted by City Council on July 18, 1994. This represented “a fresh new commitment to rebuilding the neighbourhoods of Boyle Street and McCauley, ...two of the oldest neighbourhoods in the City of Edmonton, and as such...most in need of revitalization”.

The problems facing these neighbourhoods at that time included: crowded housing, some of which was in poor condition; many vacant and untended lots; high traffic volume and parking “overspill” from adjacent commercial areas; and crime, poverty, and unemployment. Positive aspects of the community were enumerated as: proximity to downtown and the river valley; Church Street; a diverse ethnic population; strong commercial areas like Chinatown and Little Italy; many social service agencies; and “character homes, heritage buildings, and tree-lined streets”. This last aspect of McCauley is of particular interest to the Inventory project.

Local participants in the community planning process have stated that they “take pride in their neighbourhood and have hope for the future”. Among the broad array of goals enunciated in the 1994 process is “a commitment to preserve and upgrade the viable housing stock to safe and adequate standards”. Neighbourhood land use development was seen to acknowledge several needs: “To recognize and enhance the special role and character of the two neighbourhoods; To determine the long term development pattern and to influence it in such a manner that it is orderly, efficient, and meets civic and community needs; To minimize land use conflicts; and To enhance the residential character of the two communities. Further, To determine the extent of residential redevelopment, the built form, location and zoning; To determine the nature and extent of business, industrial, institutional, and other non-residential uses. Where possible, to initiate business revitalization, and community economic development”.

The Generalized Development Concept (as amended by Bylaw 15258, September 14, 2009) envisions keeping North McCauley, north of 107A Avenue, maintained as a low-density residential area with single and semi-detached housing “and an emphasis on infill and renovation”. South McCauley would be developed with low to medium density residential growth.

In April 2009, it was further decided to maintain the Italian Village along 95 Street, and Chinatown North, between 97 Street and 101 Street and north of



Gateway to Little Italy, 2010

103A Avenue to 105 Avenue, as “low-scale pedestrian-oriented commercial areas” with their “special ethnic character to be promoted”. 96 Street was to be developed as a “Community Focus Street”. The City Yards were to be retained, and the Stadium Industrial Area was to be retained for light and medium industrial use. An Urban Design Linkage was to be established between local commercial districts like the Italian Village and Chinatowns North and South.

Field work for the gathering of data for the Inventory in the McCauley and Alberta Avenue neighbourhoods during the summer of 2010 revealed an area undergoing renewal as more young families move in seeking affordable housing. Many of these owners and renters value the intrinsic “heritage” elements of their dwellings, and many have undertaken research on these houses. Still, in January 2010, the McCauley Community League was petitioning the City to stop adding subsidized housing to the area, citing 1,621 such units in the neighbourhood (54 per cent of total housing in McCauley). While efforts are being made to maintain the heritage building stock and the remaining character of the area, the future of these neighbourhoods remains in question with regard to its built heritage.

3 Heritage Areas

Proposed 96 Street Heritage Area

Description of the Heritage Area

The proposed 96 Street Heritage Area is located in the McCauley neighbourhood, which is situated immediately to the northeast of Edmonton’s Downtown. The proposed heritage area is illustrated on Figure 2. It is linear in shape and follows 96 Street from 111 Avenue (Norwood Boulevard) in the north to the northern edge of the former Canadian National Railway right-of-way in the south.

96 Street, commonly referred to as “Church Street”, is a distinctive street that features a large number of existing and former religious assemblies, the majority of which tend to be located on highly visible corner lots. 96 Street also contains a number of residential and

commercial buildings, as well as other uses such as the Boyle McCauley Health Centre and the Canada Post depot. The significant historic resources located within this area date from the first half of the 20th century. There is currently one Municipal Historic Resource in the area and one building on the City of Edmonton’s *Inventory of Historic Resources*. The Rehwinkel Parsonage was designated a Municipal Historic Resource on July 29, 2004. It is a modest, one and one-half storey wood frame residence built in 1913. It has a front facing gabled roof, wooden siding, decorative shingles in the gable end, and a full-width open front verandah. It is located at 9608 - 110 Avenue, immediately adjacent to St.Peter’s Evangelical Lutheran Church. On the City’s *Inventory of Historic Resources* is the 1913 Sacred Heart Church and Rectory located at 10821 - 96 Street.



Looking north down 96 Street, 2010

Heritage Value

The proposed 96 Street Heritage Area is a primarily residential area with a large number of existing and former religious assemblies located on highly visible corner lots along 96 Street. The area has played an important role in the cultural and religious life of Edmonton for over a century. During that time, many of the original religious assemblies have been replaced by larger and more substantial structures. In other cases, the original buildings remain, but not house new religious denominations or organizations. The area is also one of the earliest settled parts of Edmonton, and illustrates the history of early development north of 111 Avenue (Norwood Boulevard). Prior to 1900, there was virtually no development in the area that became known as McCauley, but by 1910 the area to the north of the Canadian National Railway tracks was a well-established mixed-use district.

The style of the existing and former religious assemblies varies greatly, but often reflects the denominations and congregations they represent(ed). A number of religious assemblies have been converted to other uses, but their external appearance remains unchanged. Many of the structures feature towers and steeples that rise above the modest, mainly one storey bungalows that line the rest of 96 Street. As a result, the religious assemblies are highly visible components of the streetscape along 96 Street.

Character Defining Elements

The character defining elements of this heritage area include:

- The large number of existing and former religious assemblies, the majority of which tend to be located on highly visible corner lots;
- The design of 96 Street, which is long and wide, allowing long distance views along it that terminate on the various religious assemblies;
- The tree-lined avenues that bisect 96 Street at regular intervals;
- The rear laneways, which provide vehicular access to the individual lots that front 96 Street;
- The predominance of modest, one storey single-family houses that are subservient to the larger and more grand religious assemblies;
- The eclectic mixture of architectural styles that the existing and former religious assemblies represent; and
- The cladding materials used, including wood siding, shingle, and brick.

Proposed Alberta Avenue Residential Heritage Area

Description of the Heritage Area

The proposed Alberta Avenue Residential Heritage Area is located in the Alberta Avenue neighbourhood in the northwest portion of the study area. The proposed heritage area is illustrated on Figure 2. It encompasses the area from 116 Avenue in the north to 111 Avenue (Norwood Boulevard) in the south, and from 94 Street in the east to 97 Street in the west. The area is characterized by a rectilinear grid of roadways, with avenues orientated east-west and streets orientated north-south. The streets and avenues also feature mature boulevard trees.

The area is almost wholly residential in nature and comprises mainly single-family houses on lots approximately 45 m (150 feet) deep. Vehicular access to individual lots is via rear laneways. Other uses include the Norwood Child and Family Resource Centre on 114 Avenue, the St. George Ukrainian Catholic Parish Church, and the Norwood School (currently on the City's *Inventory of Historic Resources*). The significant historic resources located within this area date from the first half of the 20th century. There are currently two buildings

on the City's *Register of Historic Resources* and two buildings on the City's *Inventory of Historic Resources*.

The two Municipal Historic Resources in the area are the John McNeill residence and the McTaggart residence. The John McNeill residence, located at 11217 - 97 Street, was built circa 1907 and is a large, two and one-half storey, two-tone brick building with a cross-gable roof and offset front porch and balcony. An eclectic building with Victorian and Queen Anne stylistic influences, the McNeill residence is the grandest residence in the proposed heritage area, and is atypical of the houses that were built in the area. The McTaggart residence, located at 11530 - 95A Street, is more typical of the houses constructed in the area in the early part of the 20th century. The house, built circa 1922, is significant as a well-preserved, modest Craftsman-style bungalow and is representative of the middle-income, single-family houses built in the area after the First World War. The two buildings on the *Inventory of Historic Resources* are the Dr. Wennifred Steward residence, located at 11404 - 94 Street and built in 1922, and the Norwood School. Constructed between 1909 and 1912, the Norwood School is a substantial brick structure that occupies a prominent corner location at 95 Street and 111 Avenue.



96 Street south of 116 Avenue, 2011

Heritage Value

The proposed Alberta Avenue Residential Heritage Area is a primarily residential area with development dating from the early 20th century to the present. It is significant as an example of an early working-class area with modest wood frame houses. The area was originally part of the Norwood community, but had become part of Alberta Avenue by the 1950s.

The proposed Alberta Avenue Residential Heritage Area illustrates the history of early residential development north of 111 Avenue (Norwood Boulevard). At the turn of the 20th century there was virtually no development in the area that became known initially as Norwood and later became part of Alberta Avenue, but by the late 1900s a number of modest one and one-half storey wood frame houses had been built. These early houses typically had pitched roofs, horizontal wood siding, and deep rectangular windows. Front verandahs were a common design feature.

In 1912, when the pre-First World War building boom was peaking, the area was experiencing significant growth. Houses built during this period were strongly influenced by the Arts and Crafts movement and followed the Craftsman style or, slightly grander, Foursquare style. Builders often used pattern books of standard house plans. Surviving Craftsman-style bungalows from this period typically have front or side gabled roofs with a front entry porch (often supported by tapered wooden pillars), open eaves with exposed rafters and triangular wood brackets, and horizontal wood siding with decorative shingles.

Houses influenced by the Foursquare style (so-called because they typically have four rooms on each level) are generally larger and taller (commonly two or two and one-half storeys in height). Most Foursquare influenced houses date from shortly before the First World War and are characterized by hipped roofs (sometimes bellcast), with wide, overhanging eaves, front verandahs, and dormer windows. Features such as beltcourses, alternating claddings of wood siding and

single, and contrasting colours for the different materials are often used to emphasise the horizontal lines of the buildings. Surviving examples of Foursquare influenced houses can be found along 95A Street, including a small number that are clad in brick.

During the inter-war years, development in Edmonton slowed considerably. However, the Norwood community witnessed a surprising amount of residential infill development, especially during the late 1920s and early 1930s. The style of residential infill varied, but the Craftsman-style continued to influence the design of many of the bungalows that were built during this period. Residences were generally modest in size and detailing, which made them affordable and efficient to heat in the winter.

Character Defining Elements

The character defining elements of this heritage area include:

- The residential nature of the area;
- The rectilinear pattern of roadways, with avenues orientated east-west and streets orientated north-south;
- The rear laneways, which provide vehicular access to the individual lots;
- The predominance of single-family houses on approximately 45 m (150 feet) deep lots;
- The fairly consistent set-back distances of houses from the sidewalks;
- The mature trees lining the streets and avenues that contribute to the visual appeal of the streetscapes;
- The architectural styles of the houses built in the 1910s, 1920s, and early 1930s, which are strongly influenced by the Arts and Crafts movement, and typically follow the Craftsman style or, slightly grander, Foursquare style; and
- The cladding materials used, including wood siding, shingle, and brick.

Proposed McCauley Mixed-Use Heritage Area

Description of the Heritage Area

The proposed McCauley Mixed-Use Heritage Area is located in the southwest portion of the McCauley neighbourhood. McCauley is one of the oldest neighbourhoods in the city and was named after Matthew McCauley, the City of Edmonton's first mayor. The proposed heritage area is illustrated on Figure 2. It encompasses the area from 108A Avenue in the north to the northern edge of the former Canadian National Railway right-of-way in the south, and from 97 Street in the east to 101 Street in the west. The area is characterized by an irregular grid of roadways, oriented from southeast to northwest, with most blocks contain rear laneways.

The area contains a mixture of uses and building types, including commercial premises, municipal buildings, warehouses, religious assemblies, and some residential buildings. This eclectic mix of uses and building types gives this area its varied character. There are currently three buildings on the City's *Register of Historic Resources* and one building on the City's *Inventory of Historic Resources*.

The three Municipal Historic Resources in the area are Immigration Hall, the Hull Block, and the Hotel Grand/Hagmann Block. The earliest of these buildings is the Hotel Grand/Hagmann Block, located at 10765 - 98 Street. It is a four-storey, masonry commercial structure and is a fine example of Edwardian-era commercial architecture. Built in 1913 as part of the pre-First World War boom, it is valued as an early mixed-use hotel. The Hull Block, located at 10601/10607 - 97 Street, was constructed in 1914 and is an excellent example of an Edwardian-era brick built, mixed-use block (combining commercial and residential uses). Immigration Hall, located at 10534 - 100 Street, was designed in 1927 and built in 1930. The two-storey building is built of brick and Tyndall stone and is significant as a federal government building from the inter-war period, and as an excellent example of the Classical Revival

architectural style. The St. Josaphat's Ukrainian Catholic Church is the only building in the area currently on the *Inventory of Historic Resources*. Built in 1939, and designed by Father Philip Ruh, it is located at the corner of 97 Street and 108 Avenue.



Looking north up 97 Street, 2011

Heritage Value

The proposed McCauley Mixed-Use Heritage Area comprises a mixture of uses and building types dating from the early 20th century to the present. It is significant as one of Edmonton's oldest settled areas. The proposed heritage area emerged as an important financial, business, and residential district at the start of the 20th century. Prior to 1900, there was virtually no development in the area that became known as McCauley, but by 1910, the area immediately to the north of the Canadian National Railway tracks was a well-established commercial and residential district. Development occurred along 97 Street (formerly Namayo Trail), which formed an important link between the McCauley community and the historic downtown Boyle community. 97 Street was an important arterial street, forming one of only a small number of crossings over the Canadian National Railway tracks, which separated the downtown from the neighbourhoods to the north.

The proposed heritage area has played an important role in Edmonton's social and cultural life for over a century. In the first half of the 20th century, it formed an important arrival point for new immigrants. McCauley, along with the Boyle Street area, was the district where immigrants first settled and made efforts to become established. Many early residents of McCauley would work in the downtown core to the south, or in the many places of work along the railway tracks. Others would start up businesses and live and work in the premises, and then subsequently build houses in the immediate neighbourhood. Surviving examples of early two-storey, brick commercial buildings include the Cameron Block constructed in 1910, and the building located at 9659 - 105 Avenue, built circa 1908.

The location of Immigration Hall in the area, adjacent to the former Canadian National Railway yard, reinforced the area's role as an important 'gateway' into the city for new immigrants. Built to provide free, short-term accommodation for agricultural settlers, immigration halls were strategically located near to railway stations to ensure they were accessible to new arrivals. Immigration Hall was built in 1930 and ceased to function as an immigration hall in 1951.

After the Second World War, the proposed heritage area struggled as people moved out of the McCauley neighbourhood to new suburban developments. This was especially true during the economic boom that followed the discovery of oil in 1947. After years of decline, strategies and plans were put in place to renew McCauley. The proposed heritage area has been subject to various attempts at urban renewal since the 1960s. Early renewal resulted in some fine examples of modern architecture, including the 1964 two storey, International Style commercial block located at 9907/09/11/13 - 108 Avenue, and the 1965 Edmonton Public Schools Maintenance Building, which also has a strong International Style influence.

Character Defining Elements

The character defining elements of this heritage area include:

- The mixed-use nature of the area;
- The irregular grid pattern of roadways;
- The buildings associated with immigration including, for example, the Grand Hotel that accommodated the area's seasonal and travelling population, and Immigration Hall that provided free short-term accommodation for new immigrants;
- The buildings associated with early settlement including, for example, the 1906, one-storey brick bungalow at 10818 - 97 Street;
- The buildings associated with early commercial development, including the 1910 Cameron Block on 97 Street;
- The fine examples of Edwardian-era architecture, including the Grand Hotel/Hagmann Block and the Hull Block; and
- The buildings associated with urban renewal after the Second World War, including the Edmonton Public Schools Maintenance Building and the two-storey commercial block on 108 Avenue, both with a strong International Style influence.

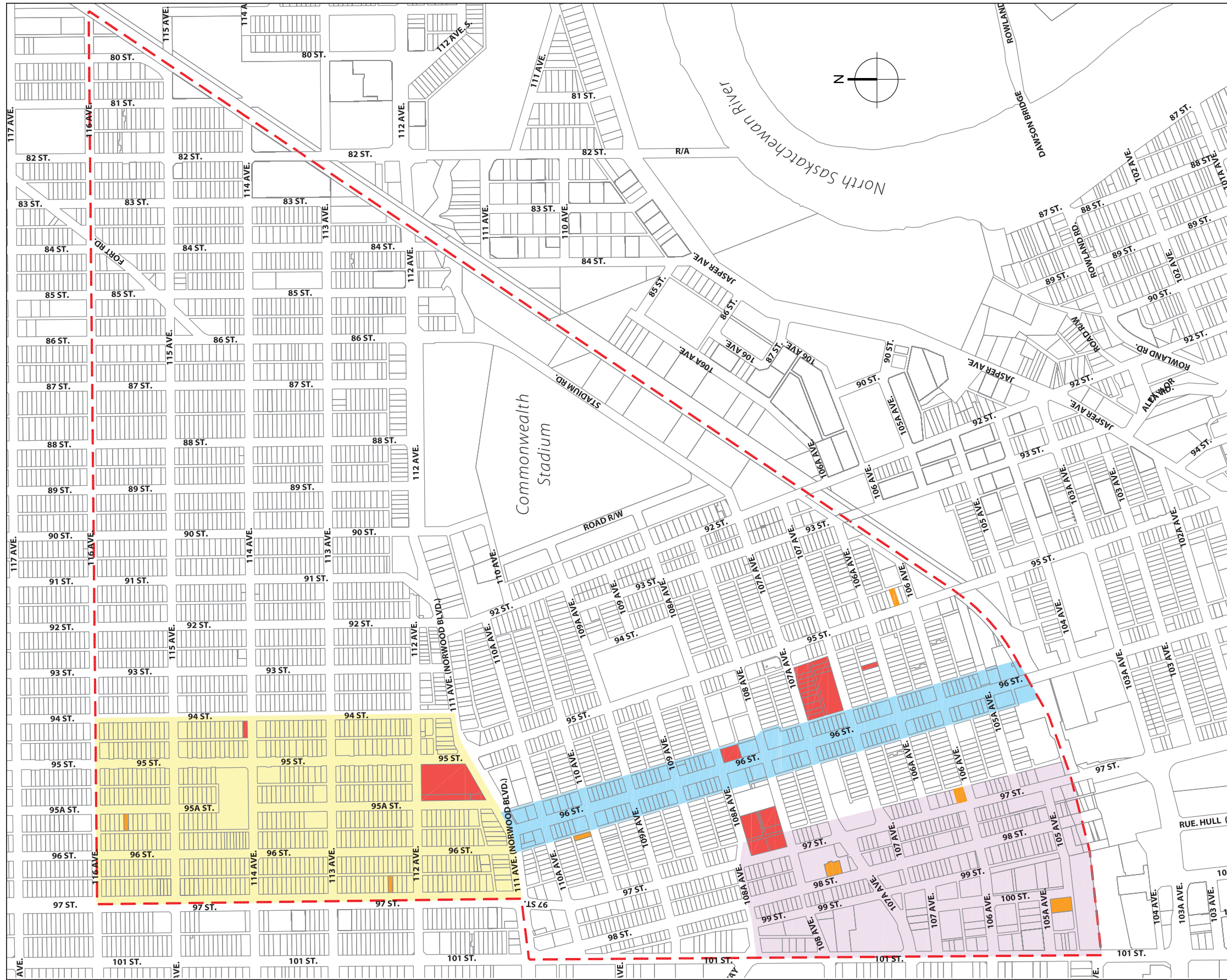


Figure 2 - Proposed Heritage Areas

- Inventory Boundary
- Property on City of Edmonton Register of Historic Resources
- Property on City of Edmonton Inventory of Historic Resources
- Proposed McCauley 96 Street Heritage Area
- Proposed McCauley Mixed-Use Heritage Area
- Proposed Alberta Avenue Residential Heritage Area

4 Design Guidelines Framework for Proposed Heritage Areas

The overarching mission of the City of Edmonton's *Historic Resource Management Plan* is to "identify, facilitate, protect, manage and promote the preservation and reuse of historic resources to enhance the quality of Edmonton's environment for the benefit of present and future generations". While this mission is generally applied throughout the city, it becomes even more of a focus in areas where the City has undertaken specific historic resource inventories, such as in McCauley/Alberta Avenue.

The Inventory project for McCauley/Alberta Avenue has identified three heritage character areas, as outlined in the previous section. While the project has identified a total of 46 properties throughout the study area for recommendation for inclusion on the City's Inventory of Historic Resources, the three proposed heritage character areas offer a concentration of these resources, and distinct elements that contribute to the unique nature of the neighbourhoods. Many of the existing properties in the study area that are already on the City's Register of Historic Resources and the Inventory of Historic Resources are also within these heritage areas.

As a means of maintaining and enhancing the historic resources that exist in these areas, the City is considering methods of how new development (and improvements to existing buildings) can be accommodated without having a negative impact on the overall character in each area. The existing historic resources in each certainly contribute to character; however, other elements like street network, landscaping, and similar elements also play an important role. Despite the presence of these resources, an area's character can easily be eroded by

inappropriate and unsympathetic new development. As such, the City's intent is to consider options for retaining existing historic resources and other elements, but also to establish a framework in which new development would be accommodated in keeping with an area's established character.

Existing Framework

Register and Inventory of Historic Resources

The City's *Historic Resource Management Plan* program provides the most comprehensive approach to the protection and preservation of historic resources in Edmonton. The program is focused across five key areas of activity: the *Register and Inventory*; incentives; promotion; monitoring; and broader heritage initiatives. Of particular interest to the Inventory project is the City's *Register of Historic Resources* and the *Inventory of Historic Resources*.

The *Inventory* identifies historic resources that are worthy of further designation and protection. Properties and elements identified on the *Inventory* are not legally protected from demolition; however, their inclusion on this list provides an opportunity for discussion between the City and a property owner should any development or demolition for such a property be proposed. The *Register* lists designated Municipal Historic Resources, which are legally protected from demolition and unsympathetic alterations. Owners of designated Resources are required to enter into an agreement with the City that outlines any grant funding provided to assist in rehabilitation of the structure, as

well as the parameters under which improvements can be made to the building. Between them, the *Register* and the *Inventory* provide varying levels of protection for historic resources themselves, but in so doing, also contribute to the preservation and enhancement of the character of the neighbourhoods that the resources are located.

Mature Neighbourhood Overlay

To attempt to have new development respect the scale and character in Edmonton's mature areas, the City utilizes a regulatory framework called the Mature Neighbourhood Overlay. The Overlay is a set of development regulations that apply to individual properties, and forms part of the Edmonton Zoning Bylaw. The Overlay is oriented to lower scales of residential development (single detached, semi-detached, and townhouse dwellings), and is applied in addition to any regulations or requirements identified in standard land use zoning.

The general purpose statement identifies that the goal is to ensure that new low density development in these mature residential areas is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, and ensures privacy and sunlight penetration on adjacent properties. The Overlay addresses several components of new buildings, such as:

- Building setbacks;
- Building features such as porches or verandahs;
- Interface of buildings with the adjacent sidewalk;
- Vehicular access;
- Maximum height; and
- Building design features to minimize height impacts.

While the Overlay has not been specifically targeted to individual neighbourhoods, it is a flexible regulatory framework that aims to ensure that new developments are sensitive in scale and form to existing buildings, therefore retaining the residential character of these areas.

Specialized Character Area Zoning

For areas of the city that have particularly unique character, the City has created specialized zoning that aims to ensure that new development is in keeping with that area's unique built form or public realm. This zoning enshrined through the Edmonton Zoning Bylaw, and unlike the Mature Neighbourhood Overlay, represents the legal development allowances and regulations for privately-owned lands in these areas. Examples of such zoning include the Direct Control District zoning used in the Strathcona and Westmount areas, and the Heritage Area Zone for 104 Street in the Downtown area. In all these cases, there was a strong and identifiable built form and street character, and the specialized zoning developed ensured that new development respected and enhanced this character.

This level of development control identifies the kinds of land uses allowed for the area, outlines a number of development regulations that apply, and typically provide architectural or urban design guidelines that can be considered. They are typically very detailed, and identify specific building requirements such as:

- Vehicular access;
- Front, rear, and side yard requirements;
- Location of accessory buildings;
- Entranceways into dwellings;
- Building height;
- Residential density;
- Floor area ratios;
- Building materials;
- Signage;
- Commercial frontages;
- Parking requirements;
- Site landscaping;
- Amenity areas;
- Rooftop and skyline features;
- Architectural treatments; and
- Building lighting.

These specialized zoning regulations for character areas aim to ensure that existing historic resources are protected through the establishment of detailed

development requirements for additions or updates to these buildings. These zonings also address requirements for new construction on vacant lands, to ensure that an area's character is maintained with contemporary development as well. The key to success is to allow new development to remain contemporary and relate to historic resources, but not to require this new development to mimic heritage buildings, resulting in manufactured character. A careful assessment of a particular area's built form and public realm character is required before developing detailed zoning regulation to control new development.

Proposed Framework for the McCauley/Alberta Avenue Inventory Area

Through the preparation of the Inventory for the McCauley/Alberta Avenue area, and the subsequent identification of properties recommended to be added to the City's *Inventory of Historic Resources*, three distinct areas of character emerged. These areas are identified and discussed in Section 3. Through a mix of existing heritage resources, resources proposed to be included on the City's *Inventory*, and public realm circumstances, each area has its own unique character.

In order to retain and enhance this character, the City could consider the development of future detailed zoning for each area, similar to what has been done in Strathcona, Westmount, and on 104 Street in the Downtown area. While the City's *Historic Resource Management Plan* and the Mature Neighbourhood Overlay of the Edmonton Zoning Bylaw offer some elements that can help maintain this character, Edmonton has had greater success in enhancing this character through the development of special zoning for certain areas. This approach likely applies to the McCauley/Alberta Avenue heritage character areas as well, with the creation of Direct Control provisions for each being a reasonable approach.

The discussion below outlines key considerations for potential future character area zoning for the three areas identified as part of this study.

Alberta Avenue Residential Heritage Character Area

As outlined in Section 3, the over-riding character of this area is established by the residential uses that have been developed here over time. Many of the residences still remaining in the area are modest in scale and design, and many were influenced by the Arts and Crafts movement, in particular, Craftsman design elements. The rectilinear nature of the street and sidewalk grid in the area, coupled with the boulevard tree planting, also speaks well to the low-scale residential nature of this part of the neighbourhood.

Potential future character area zoning for this part of Alberta Avenue would therefore need to consider the following elements:

- The maximum building height for new development should be set at a limit lower than in typical residential areas to respect the existing low scale of development;
- New development should respect the established building setback pattern in the front and side yards;
- Potential future zoning in the area should identify brick and wood shingles and siding as the preferred building materials, and discourage the use of unsympathetic material such as stucco and vinyl or metal siding;
- New development should respect the Craftsman style elements typical for the area, and incorporate design details such as front porches/verandahs, front and side gables, hipped roofs, and the use of decorative shingles and wood siding;
- Site access - vehicular access to residences in the area is provided almost exclusively through rear lanes, and there are very few, if any, buildings with front driveway access. This approach to site access must be maintained in future zoning to ensure the character of the street interface in the area;
- Lot rhythm -generally speaking, lots in the area are typically 45 m (150 feet) deep, and range between 10 m (33 feet) to 15 m (50 feet) wide. In accommodating new development, future zoning in the area should aim to maintain this rhythm of site development; and

- Uses - the historic character of the area was single detached residential in nature, and this has generally been maintained. Unlike many other inner city areas, this portion of Alberta Avenue has not seen a significant amount of low-rise, walk-up apartment development that can detract from the low-scale, family-oriented nature of older residential areas. New character area zoning should contemplate limiting future residential development to single detached, semi-detached, and townhouse development (likely limited to a maximum of four units per building) and not allow low-rise apartment or higher scale and density residential uses.

McCauley Mixed-Use Heritage Character Area

As outlined in Section 3, the over-riding character of this area is established by the wide variety of commercial, office, institutional, light industrial, and limited residential uses that have occurred over the years in this portion of McCauley. There is an eclectic mix of uses, with dates of construction ranging from the early 20th century to the modern era. Figuring prominently in the area is the existing Chinatown district, centred on 97 Street. Streetscape elements along this portion of 97 Street feature a Chinatown theme. In terms of character, the McCauley Mixed-Use area does not feature a unified architectural built form, due to the wide-ranging building styles and eras of construction. Its main character feature is its background as one of the original commercial areas for the Edmonton settlement, and a place of manufacturing and employment for nearly a century. The very mix of uses and building styles is its character. The street network in the area lends itself very well to future development being directed to accommodate the pedestrian. Due to the former railway right-of-way south of 105 Avenue, and the consolidation of this area as a redevelopment site, 98 Street, 99 Street, and 100 Street are all dead-end streets at their southern ends. This lack of flow-through vehicle traffic, could make this area an ideal node for uses, buildings, and streetscape improvements that are highly oriented to the pedestrian.

The development of potential future character area zoning for this part of McCauley would therefore be somewhat challenging, as it is difficult to specify what the built form nature of the area truly is. However, the main considerations of potential character area zoning should include:

- The continuation of a range of uses, including commercial, office, institutional, and residential;
- Increased height maximums in the southern portion of the area (limited to 6 - 8 storeys) to assist in a transition of development scale from the Downtown core to the lower-scale areas to the north;
- Lower scale development (limited to 2 - 4 storeys) in the northern portion of the area, to retain existing development scale and complement existing low-density residential areas to the east of 97 Street;
- The use of brick construction along 97 Street to reflect the typical construction material for commercial buildings on this corridor over time;
- New construction should have buildings directly oriented to the adjacent street, with limited front setbacks;
- To reflect the overall mixed-use nature of the area, consideration should be given to accommodating a mix of residential and non-residential uses within individual buildings;
- Consideration of building materials in context to adjacent development to reflect character - for example: the use of brick along 97 Street; the use of brick in proximity to Immigration Hall, the Hagmann Block, and the Hull Block; and modern interpretations near buildings like the Edmonton Public Schools Maintenance Building;
- Buildings on corner sites should feature prominent entrances that address both the adjacent street and avenue;
- Commercial, office, and retail uses should generally be accommodated at street level, with significant glazing on the facade to engage the pedestrian;
- Buildings should have welcoming entrances that engage the adjacent sidewalk; and

- Loading and waste removal facilities should be located at the rear of buildings, using the adjacent lanes that are typical in the area.

96 Street Heritage Character Area

As outlined in Section 3, the primary character feature of this area is the presence of a large number of existing and former religious assemblies; hence the local reference to this street as “Church Street”. Most of these religious assembly buildings tend to be located on corner lots, lending themselves a strong presence in the area. In the mid-block portions of the street are a number of residential buildings, many of which are modest in scale. There is also some evidence of local-scale commercial uses having existed in the area, including current uses at the north end of the area along 111 Avenue.

Similar to the McCauley Mixed-Use area, the character of the area is mostly focused on its varied mix of uses, rather than an identifiable built form. While there are several religious assemblies on the street, their dates of construction and building materials vary between wood, stucco, and brick. The City of Edmonton has made some streetscape improvements along the corridor in the past, which has reduced the speed of traffic, and has made the street more comfortable for the pedestrian.

The development of potential future character area zoning for this part of McCauley would therefore be

somewhat challenging, as it is difficult to specify what the built form nature of the area truly is. However, the main considerations of potential character area zoning should include:

- The continuation of a range of uses, including institutional, residential, and small-scale commercial servicing the local community;
- Buildings on corner sites should feature prominent entrances that address both the adjacent street and avenue;
- New construction should have buildings directly oriented to the adjacent street, with limited front setbacks;
- Loading and waste removal facilities (for non-residential uses) and vehicle access should be located at the rear of buildings, using the adjacent lanes that are typical in the area;
- Building materials uses should include brick, wood siding or shingles, or stucco, or a combination thereof;
- Residential uses should maintain a lower-scale built form to retain the grander presence of the religious assemblies and maintain consistency with the existing built form; and
- Encouragement of adaptive re-use for unoccupied religious assembly buildings to support their retention, particularly for those identified as historic resources.

5 Statements of Significance for Proposed Historic Resources

| | | | |
|----------------------------|-----|------------------------------------|-----|
| 1. 11525-80 Street..... | 29 | 24. 11125-96 Street | 121 |
| 2. 11434-82 Street..... | 33 | 25. 11204-96 Street..... | 125 |
| 3. 11506-87 Street..... | 37 | 26. 11319-96 Street | 129 |
| 4. 11302-89 Street | 41 | 27. 11540-96 Street..... | 133 |
| 5. 11526-91 Street | 45 | 28. 10543/10545-97 Street..... | 137 |
| 6. 10734-92 Street..... | 49 | 29. 10569-97 Street | 141 |
| 7. 11244-92 Street..... | 53 | 30. 10818-97 Street..... | 145 |
| 8. 11324-92 Street | 57 | 31. 11051-97 Street | 149 |
| 9. 11340-92 Street..... | 61 | 32. 11123-97 Street | 153 |
| 10. 11438-92 Street..... | 65 | 33. 10629-98 Street | 157 |
| 11. 11402-93 Street | 69 | 34. 10802-99 Street | 161 |
| 12. 11524-93 Street | 73 | 35. 10515-100 Street | 165 |
| 13. 11224-94 Street..... | 77 | 36. 9659-105A Avenue | 169 |
| 14. 11422-94 Street..... | 81 | 37. 9350-107A Avenue..... | 173 |
| 15. 11212-95A Street | 85 | 38. 9907/09/11/13-108 Avenue | 177 |
| 16. 11223-95A Street..... | 89 | 39. 9535-109 Avenue | 181 |
| 17. 11236-95A Street..... | 93 | 40. 9620-109 Avenue | 185 |
| 18. 11338-95A Street..... | 97 | 41. 9534-109A Avenue | 189 |
| 19. 11342-95A Street | 101 | 42. 9606/08/10-110 Avenue | 193 |
| 20. 11441-95A Street | 105 | 43. 9623-110 Avenue..... | 197 |
| 21. 11522-95A Street | 109 | 44. 9709-111 Avenue..... | 201 |
| 22. 10535-96 Street..... | 113 | 45. 8726-112 Avenue..... | 205 |
| 23. 10631-96 Street..... | 117 | 46. 8734-112 Avenue..... | 209 |

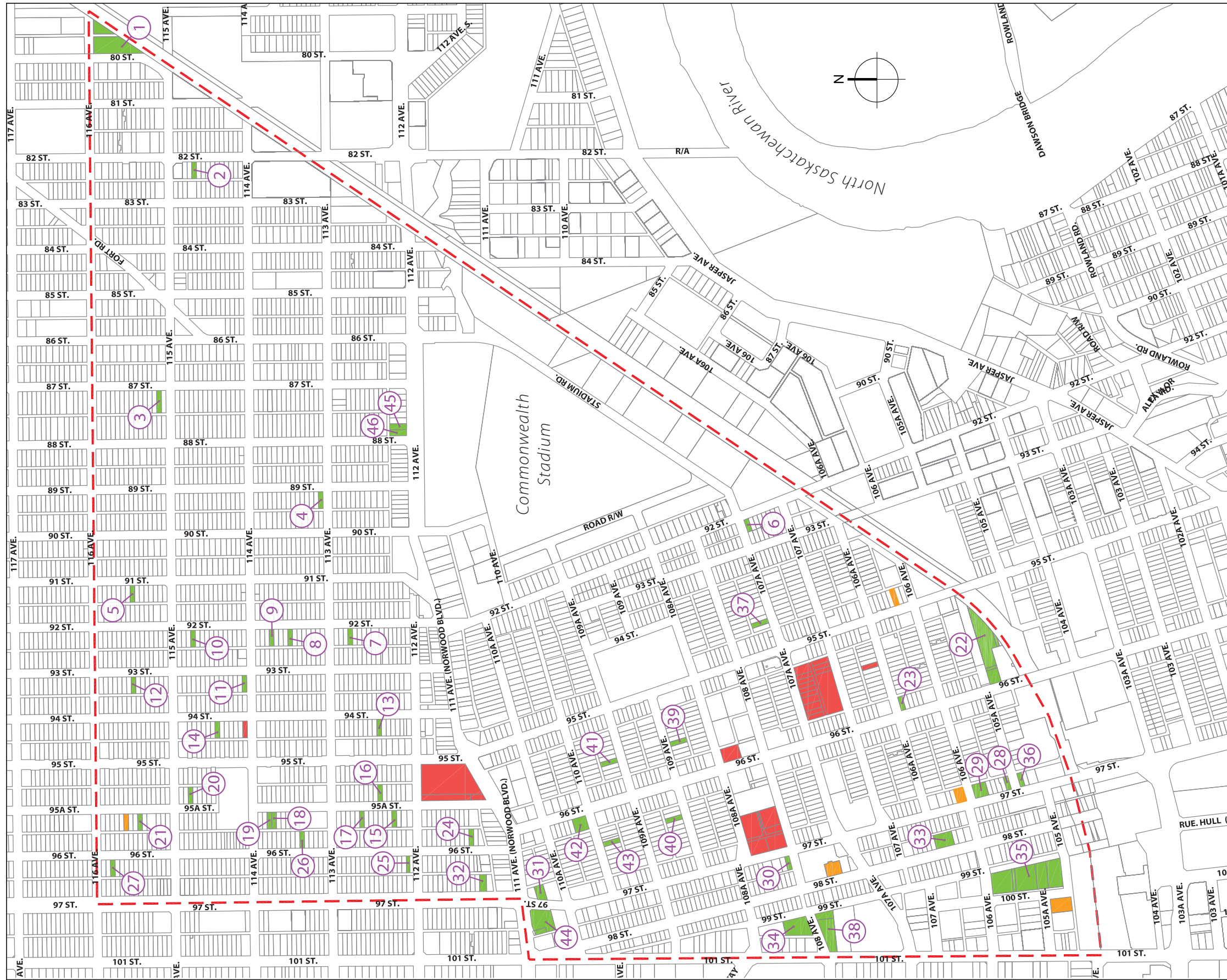
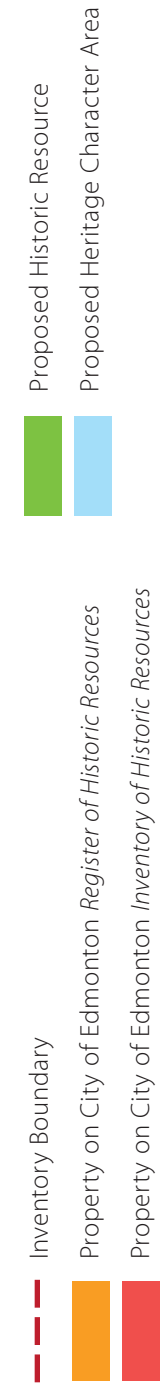


Figure 3 - Existing and Proposed Historic Resources



1

11525-80 Street Edmonton Light and Power Substation #100



>> Front view from 80 Street

Description of Historic Place

The 1913 two-storey City of Edmonton Light and Power Department electrical substation is a brick structure, built to an essentially rectangular plan, and with a medium pitch gable roof. The original small extension at the southeast corner, with a shed roof, remains. Recessed panels divide the front and rear elevations, within which are located four, now bricked-in window openings on the façade. Shallow pilasters divide both front and rear elevations into four equal subdivisions, featuring three-level corbelling. Window openings retain their arched tops and massive concrete lug sills. Original large vertical-board two-leaf doors remain at the north and south ends, surmounted by metal lintels. The roof appears to retain original wood. Edmonton Light and Power Substation #100 is located in a busy light industrial area near the LRT tracks and on a busy thoroughfare.

Heritage Value

Edmonton Light and Power Substation #100 is significant for its brick construction, as an early example of industrial design in Edmonton, and for its association

with the Edmonton Radial Railway. It is also a very visible reminder of the role of Edmonton architect Allan M. Jeffers, who practiced in Edmonton between April 1907 and 1923. Jeffers became Chief Architectural Draughtsman for the Alberta Department of Public Works on May 1, 1907, and was appointed Provincial Architect by September of that year. On January 18, 1912 he was appointed the first City Architect of the new City Architecture Department. He held the position until November 15, 1913, when the department was abolished. He then resumed the position on February 10, 1914, when the position was reinstated. He later practiced privately in Edmonton, Prince Rupert, and California.

Edmonton Light and Power Substation #100 is valued aesthetically for its use of brick, as well as for architectural detailing typical of municipal light industrial design of the period.

On May 1, 1913 the City of Edmonton Board of Commissioners transferred management of the municipal electrical substation on 95 Street from the Edmonton Radial Railway to the Light and Power



>> Rear view from northeast



>> View from southwest

Department. The Edmonton Light and Power 1913 Annual Report states that plans to replace this substation with a larger “permanent brick substation of modern type” began immediately, and this facility was operational by November 1913.


Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1913 Edmonton Light and Power Substation #100 include:

- Two-storey brick construction built to a rectangular floor plan
- Original brick exterior
- Corbelled pilasters/panels on the east and west elevations
- Original doors, with metal lintels
- Medium pitch gable roof
- Original small extension at southeast rear corner
- Large rectangular window openings with arched tops and concrete lug sills



>> South door

| | |
|--|---|
| <p>Description</p> |  <p>The 1913 two-storey City of Edmonton Light and Power Department electrical substation is a brick structure, built to an essentially rectangular plan, and with a medium pitch gable roof. The original small extension at the southeast corner, with a shed roof, remains. Recessed panels divide the front and rear elevations, within which are located four, now bricked-in window openings on the façade.</p> |
| <p>Significance Criteria</p> | <p>C: Style – brick municipal structure designed by A.M. Jeffers A: Theme – City of Edmonton industrial development</p> |
| <p>Context</p> | <p>Located on an enclosed City of Edmonton lot on a busy commercial street</p> |
| <p>Period of Significance (POS)</p> | <p>1913 (Style) 1913 – 2011 (Theme City of Edmonton) 1913 (Allan M. Jeffers)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Two-storey brick construction built to rectangular floor plan • Original brick exterior • Corbelled pilasters/panels on the east and west elevations • Original doors, with metal lintels • Medium pitch gable roof • Original small extension at southeast rear corner • Large rectangular window openings with arched tops and concrete lug sills |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |
| <p>1. Location</p> | <p>Location of the building has not changed, with the exception of the window openings being bricked-in on the west elevation</p> |
| <p>2. Design</p> | <p>The design of the building has not significantly changed</p> |

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| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, except for bricked-in window openings on west elevation |
| 5. Workmanship | The workmanship of the building is authentic except for bricked-in window openings on west elevation |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

2

11434-82 Street Fleming Residence



>> Front view

Description of Historic Place

The 1912 one-storey Fleming residence is a bungalow design with broader Arts and Crafts influences, in particular, Craftsman style elements. It is wood frame construction, with a shallow L shape plan resulting from its enclosed front porch, and retains its original horizontal wood siding and shakes on the front peaks. The medium pitch gable roof is characterized by two east-facing gables, including one on the enclosed front porch. Soffits, fascia, and exposed rafters are original wood. The front window is 20 over 1, with flanking 10 over 1 vertical lights. The enclosed porch has a side-facing entrance door flanked by vertical lights and surmounted by a transom. A three-panel window in original frames, 5 over 2, is located in the porch. All windows are original. A panel defines the porch beneath the windows, as do tapered wood pillars at each front corner. A restrained wood board with muted dentilation runs above the front porch windows. There is a full-height bay on the south elevation. The residence is located on a quiet residential street in Parkdale.

Heritage Value

The Fleming residence is significant for its Arts and Crafts influences, in particular, Craftsman style elements, and for its association with the long term resident John H. Fleming, a blacksmith. He was typical of the early residents of working-class neighbourhoods such as Parkdale.

Design elements include the medium pitched gable roof with roof brackets, soffits, and fascia. There is an enclosed front porch with tapered wooden columns. There is a three panel window in the front porch - each panel has two panes with a five transom above. The Fleming Residence, built in the first quarter of the 20th century during the height of the prewar boom and bust building cycle, exemplifies the popularity of this type of wood frame bungalow in the early days of the community.

John James Eager, a city employee, was the first occupant of this house in 1912-1914. John H. Fleming, a blacksmith, lived here from 1931 until 1948.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1912 Fleming residence include:

- One storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman style elements
- Original horizontal wood siding with decorative shakes on front peaks including enclosed porch
- Medium pitch gable roofs with original wood rafters, fascia, and soffits
- Front gable over enclosed porch
- Front porch has tapered corner wood columns
- Original windows and frames
- Shallow L shape plan resulting from its enclosed front porch
- Front window, 20 over 1, with flanking 10 over 1 vertical lights
- Enclosed porch with side-facing entrance door flanked by vertical lights and surmounted by transom
- Three-panel window in original frames, 5 over 2, located in the porch
- Panel defining the porch running beneath the windows
- A timber belt course with muted dentilation running above the front porch windows




>> Front windows and door



>> Rafters



>> Front porch

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| <p>Description</p> |  <p>The 1912 one-storey Fleming residence is a bungalow design with Arts and Crafts influences, in particular, Craftsman style elements. It retains its original horizontal wood siding and shakes on the front peaks. The medium gable roof has two east-facing gables, including one on the enclosed front porch. Soffits, fascia, and rafters are original wood. The enclosed porch has a side-facing entrance door flanked by vertical lights and surmounted by a transom. All windows are original, including a full-length bay on the south elevation.</p> |
| <p>Significance Criteria</p> | <p>C: Style – early wood frame bungalow, Arts and Crafts influences - Craftsman style elements A: Theme – prewar construction boom</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in Parkdale</p> |
| <p>Period of Significance (POS)</p> | <p>1912 (Style) 1912 (Theme)</p> |

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| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One-storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman style elements • Original horizontal wood siding with decorative shakes on front peaks including enclosed porch • Medium pitch gable roofs with original wood rafters, fascia, and soffits • Front gable over enclosed porch • Front porch has tapered corner wood columns • Original windows and frames • Shallow L shape plan resulting from its enclosed front porch, • Front window, 20 over 1, with flanking 10 over 1 vertical lights • Enclosed porch with side-facing entrance door flanked by vertical lights and surmounted by transom • Three-panel window in original frames, 5 over 2, located in the porch • Panel defining the porch running beneath the windows • A timber belt course with muted dentilation running above the front porch windows |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, window frames and windows original</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with original siding, original rafters, soffits and fascia, original windows, and frames</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |

3

11506-87 Street Bell Residence



>> Front view

Description of the Historic Place

The 1913 one-storey Bell residence has Arts and Crafts design influences, in particular, Craftsman design elements, with a brick finish, and a formed concrete block foundation. The roofline is complex. The central hipped roof has gables facing east and south over the porch and bay window. Gable ends are finished with horizontal siding and decorative wood elements. Rafters are exposed, with decorative brackets on the front porch gable. There is a bay window on the south-west corner and in the south facing gable. Windows have plain lug sills. The glass-enclosed front porch has multi-paned transoms over five rectangular windows. The residence is located on a quiet residential street in Parkdale, a working class neighbourhood in the early 1900s that is presently undergoing revitalization.

Heritage Value

The Bell residence, a bungalow, is significant for its Arts and Crafts influences, in particular, Craftsman design elements, and for its association with its builder/occupant that typified early middle-class working neighbourhoods such as Parkdale.

The one-storey Bell residence is valued aesthetically for its Arts and Crafts influences. This was a popular

family design built by many individuals who then lived for longer periods of time in these residences. Design elements of this property include use of brick, which could be locally produced and easily obtained, detailed wood trim, porches which were often glass-enclosed, windows with decorative transom panels, roof brackets, brick chimneys, and formed concrete for foundations. The Bell residence is one of a large number of Arts and Crafts-influenced bungalow designs built in the neighbourhood during the first quarter of the 20th century, and demonstrates the popularity of the style in the early days of Parkdale.

The Bell residence was constructed following an application for a building permit at the site on October 3, 1913. A previous building permit, dated August 23, 1912, allowed for the construction of a barn on that lot. The house was constructed in Parkdale during a period of reduced building, as a result of the real estate crash during 1913.

Many houses constructed in Edmonton during this timeframe were built and occupied by the same individual. The first occupant was Charles N. Bell, who listed himself as a "traveller," which perhaps accounts for the need for stabling of horses. Bell lived in the house from 1913 to 1941. He listed several occupations with

railways over this time, including initially the Grand Trunk Pacific Railway, and then the Canadian Northern Railway (CNR) with which he was a stockman at the time of his retirement.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1913 one-storey Bell residence include:


- Complex roofline with gables on the east and south elevations
- Gables finished with horizontal siding, with curved wooden vertical elements
- Front-facing glass-enclosed porch with decorative transom window panels above rectangular windows and door
- Brick railings leading up to porch door
- Small square window with multi-paned glazing set in front gable
- Exposed rafters
- Brick construction on the first storey
- Plain cement lug window sills
- Front corner bay window, with stained glass pane, supported by concrete brackets, and a full height bay window within south facing gable roof
- Foundation and lower skirting of formed and dressed cement
- Brick chimney
- Front porch with three concrete column bases
- Front gable with two timber brackets and strong beltcourse with dentilation details



>> View from south



>> Front porch

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| Description |  <p>One-storey residence with a front, glass-enclosed porch, a complex roofline with gables facing east and south. Gable ends are finished with horizontal siding and decorative wood, wooden roof brackets; brick construction with a formed cement foundation.</p> |
| Significance Criteria | <p>C: Style – Arts and Crafts, in particular, Craftsman design elements A: Theme – Real estate crash of 1913 – builder occupied homes</p> |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Parkdale</p> |
| Period of Significance (POS) | <p>1913 (Style) 1913 – 1920 (Theme)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Complex roofline with gables on the east and south elevations • Gables finished with horizontal siding, with curved wooden vertical elements • Front-facing glass-enclosed porch with decorative transom window panels above rectangular windows and door • Brick railings leading up to porch door • Small square window with multi-paned glazing set in front gable • Exposed rafters • Brick construction on the first storey • Plain cement lug window sills • Front corner bay window, with stained glass pane, supported by concrete brackets, and a full height bay window within south facing gable roof • Foundation and lower skirting of formed and dressed cement • Brick chimney • Front porch with three concrete column bases • Front gable with two timber brackets and strong beltcourse with dentilation details |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |

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|-----------------------|--|
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, with the exception of new storm windows and new roofing materials |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of new roofing, some new windows, and new doors |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new roofing, some new windows, and new doors |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1912 two-storey Schneider Block is a brick commercial block built to a rectangular plan, with a shallow pitch roof. The roof has a shaped pediment including a central triangular feature running the length of the front, with corner pillars. Decorative brick courses set in a raised relief pattern underline the cap level of the façade. The first storey was originally used for commercial purposes, while the upstairs included rental rooms with a common bathroom. Three vertical rectangular windows on the second floor façade have been replaced, but the original frames with cement lug sills and voussoirs with keystones remain intact. The Schneider Block is built on grade. The front façade has been extensively modified, but the upper floor of the façade remains intact, although an iron balcony has been added.

Heritage Value

The Schneider Block is significant for its brick construction and its role as an early and substantial

apartment block and commercial enterprise. There were a number of early commercial tenants, including Capital City Candy Company in 1920, but a stable commercial tenant was only achieved between 1934 and 1964, when Norwood Table Supply, a grocery store, operated at this location. This was typical at the time, where commercial units were often more evenly spread throughout residential areas, versus the distinct commercial districts seen today. Other grocery stores remained in the Schneider Block until 1970. The tenants in the eight rooms above also changed frequently, but all seemed to represent the working class demographic of the area.

The two-storey Schneider Block is valued aesthetically for its use of brick, as well as architectural details such as its pediment and corner pillars, decorative brick courses, and windows with voussoirs and cement lug sills. It is also a relatively rare example of turn-of-the-century commercial development.

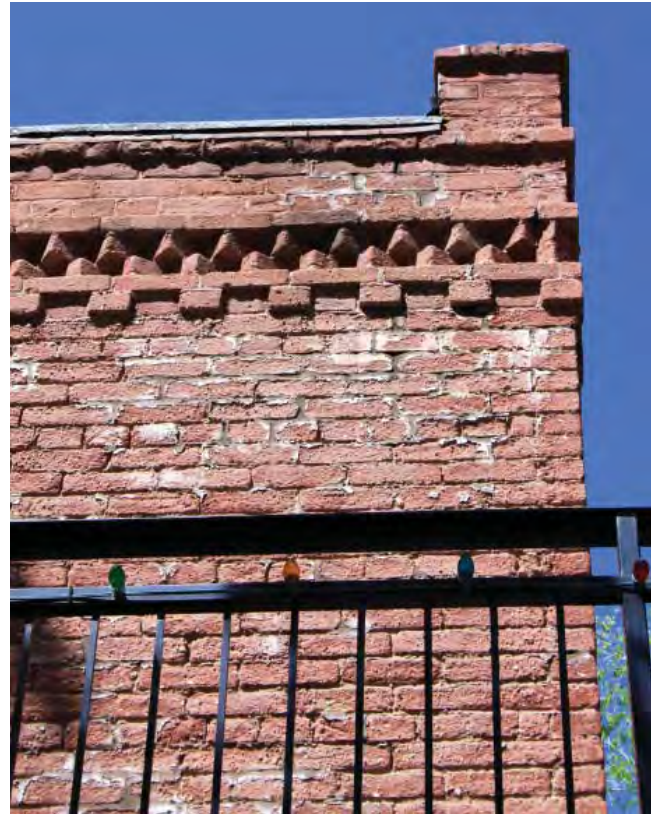
The two-storey brick Schneider Block was constructed following application for a building permit at the site on November 18, 1912 by John Schneider. Pierz and

Schroeffel were the contractors, and detailed drawings for the structure exist showing the original façade design.

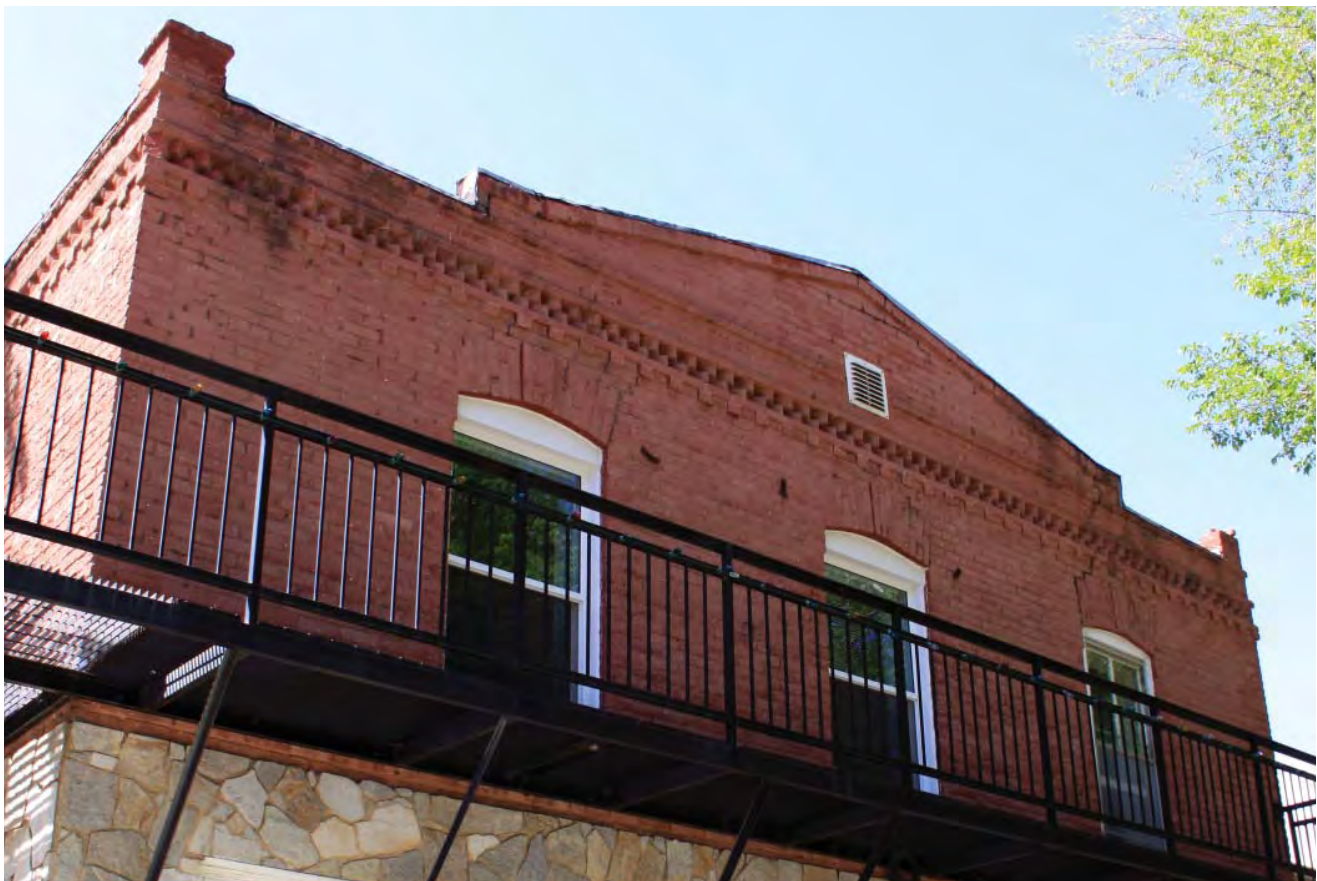
Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1912 Schneider Block include:


- Two-storey brick construction
- Original brick on second storey
- Decorative brick trim around roofline
- Original window openings, with voussoirs, keystones, and cement lug sills
- Brick parapet around the principal elevations, with the east having a triangular central feature
- Detailed brick dentilation and cogging features and corner posts
- Brick string course above lower openings on south elevation
- Original door openings at ground level
- Commercial frontage door and window openings



>> Roofline



>> Brick parapet

| | | |
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| Description |  | <p>Two-storey brick commercial property built to accommodate residential rooms on second floor. Shallow pitch gable roof, with a long triangular pediment and corner pillars on façade. Window openings on façade second floor retain original voussoirs and lug sills.</p> |
| Significance Criteria | <p>C: Style – brick commercial structure A: Theme – prewar construction boom A: Theme – mixed-use building in neighbourhood setting</p> | |
| Context | <p>Located on a single city corner lot on a quiet residential street in the Alberta Avenue neighbourhood</p> | |
| Period of Significance (POS) | <p>1912 (Style) 1912 – 1970 (Theme)</p> | |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Two-storey brick construction • Original brick on second storey • Decorative brick trim around roofline • Original window openings, with voussoirs, keystones, and cement lug sills • Brick parapet around the principal elevations, with the east having a triangular central feature • Detailed brick dentilation and cogging features and corner posts • Brick string course above lower openings on south elevation • Original door openings at ground level • Commercial frontage door and window openings | |
| Integrity Criteria | <p>The overall integrity of this building is compromised</p> | |
| 1. Location | <p>Location of the building has not changed</p> | |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of major changes to the lower level of the façade and the addition of an iron railing on the second storey</p> | |

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| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, except for new windows and doors, major changes to the lower level of the façade, the addition of an iron railing on the second storey, and sandblasted brick |
| 5. Workmanship | The workmanship of the building is authentic with the exception of new doors and windows, major changes to the lower level of the façade, and the addition of an iron railing on the second storey |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed; it continued to operate as a grocery store into the 1970s |

5

Description of Historic Place

The 1920 one and one-half storey Brodie residence is a wood frame construction Foursquare with horizontal wood siding. The main structure has gables east and west with returned eaves above the façade. The gable over the façade has shake siding. There is a deep vertical rectangular window to the south of the door, and a horizontal rectangular window with panes pointed at top and bottom to the north of the door. Two windows, both 6 over 1, are located above the verandah. The chimney is original brick. The front verandah has four supporting pillars, a hip roof projecting from the façade covering it, and a dowel rail (likely a replacement). It is located on a quiet residential street in Alberta Avenue, which was a working class neighbourhood in the early 1900s that is now being revitalized.



11526-91 Street
Brodie Residence

Heritage Value

>> Front view

The Brodie residence is significant as an early example of frame construction, with the first occupant living in the property for a substantial period of time.

The one and one-half storey Brodie residence is valued aesthetically as an early frame construction residence. Design elements include returned eaves on the gable roof, horizontal wood siding with wood shake in the peaks of the gable, and an open front verandah. The rectangular windows are set deep, with a vertical rectangular window to the north of the door. The Brodie Residence is an early example of a large number of one and one-half storey wood frame semi-bungalows built in the neighbourhood in the first quarter of the 20th century, and demonstrates the popularity of this style in the early days of Alberta Avenue.

George Brodie is listed as the first occupant of this residence in 1920. (Note: the address of the property changed from 11518 to 11526 - 91 Street in 1925.) Brodie was a carpenter at the Royal Alexandra Hospital, and lived at this location from 1920 until 1940.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1920 one and one-half storey Brodie residence include:

- Wood frame construction one and one-half storey Foursquare
 - Horizontal wood siding
 - Gable roof, with returned eaves on the façade and shake siding under gable
 - Two timber sash (6 over 1) windows in front gable
 - Timber sash windows on ground floor with multiple panes with diamond pattern
- Windows have wide timber surrounds
 - Front-facing open verandah with four supporting pillars
 - Brick chimney




>> Window north of front door



>> Chimney



>> Front view of second storey

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| <p>Description</p> |  | <p>One and one-half storey wood frame construction Foursquare with original horizontal wood siding. The roof is a medium pitch gable with return eaves and shake siding. The windows are rectangular, with one on the first storey and two on under the front gable. There is one horizontal rectangular window to the north of the door. The open verandah has four supporting pillars.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Frame Construction A: Theme – Early owner/occupant</p> | |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> | |
| <p>Period of Significance (POS)</p> | <p>1920 (Style) 1920 (Theme) 1920 – 1940 (George I. Brodie - early owner/occupant)</p> | |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Wood frame construction one and one-half storey Foursquare • Horizontal wood siding • Gable roof, with returned eaves on the façade and shake siding under gable • Two timber sash (6 over 1) windows in front gable • Timber sash windows on ground floor with multiple panes with diamond pattern • Windows have wide timber surrounds • Front-facing open verandah with four supporting pillars • Brick chimney | |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> | |
| <p>1. Location</p> | <p>Location of the building has not changed</p> | |

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|-----------------------|---|
| 2. Design | The design of the building has not significantly changed; a rear balcony and verandah are likely additions |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of new roofing materials and materials on the front verandah |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new roofing materials and materials on the front verandah |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

6

10734-92 Street Smith Residence



>> Front view

Description of Historic Place

The 1910 two and one-half storey Smith residence has a gable-ended T-shaped plan and brick materials. The brick is painted white at this time. Windows and doors have voussoirs with keystones, windows have cement lug sills. The basement exterior is parged concrete over brick. The chimney is also brick, and located at the west end of the house. The residence is located facing 92 Street, a quiet residential area. It is on the east end of a long lot running between 93 Street and 92 Street.

Heritage Value

The Smith residence is significant for its early date of construction, for its use of brick, and its construction by the owner/builder, who lived nearby on Government Street (92 Street) while he constructed this residence. The construction date of this building, 1910, makes it an early surviving example of housing still extant in Edmonton.

The two and one-half storey Smith residence is valued aesthetically for its early construction, its use of brick, and the decorative voussoirs used over windows and doors. Windows have cement lug sills. Design elements include the steep pitch gable roof with a side gable to the north. This is a good example of an Edmonton building pattern, in which many contractors built their own residences on an ambitious scale. Smith built this residence while living elsewhere in the neighbourhood. Smith lived here for the remainder of his working life.

The two and one-half storey residence was constructed following application for a building permit at the site on October 18, 1910. Charles E. Smith, carpenter and contractor, was listed as owner and builder.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1911 Smith residence include:


- Two and one-half storey brick residence
- Gable-ended T-shape plan
- Sash windows and doors have voussoirs with keystones
- Cement lug window sills
- Brick chimney
- Parged cement-clad brick basement exterior with beltcourse
- Symmetrical openings in gable ends



>> Rear view from northwest



>> East gable

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| <p>Description</p> |  <p>Two and one-half storey brick residence with steep gable-ended T-plan. Windows and doors have voussoirs with keystones. The façade has a door on the main level, two rectangular windows on the second level, and a rectangular window in the half storey gable peak. All windows are replaced, but all surrounds and the cement lug sills are original. The foundation is brick covered in parged cement.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Early brick residence A: Theme – Owner/builders</p> |
| <p>Context</p> | <p>Located on a single city lot in a quiet street in the McCauley neighbourhood</p> |
| <p>Period of Significance (POS)</p> | <p>1910 (Style) 1910 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Two and one-half storey brick residence • Gable-ended T-shape plan • Sash windows and doors have voussoirs with keystones • Cement lug window sills • Brick chimney • Parged cement-clad brick basement exterior with beltcourse • Symmetrical openings in gable ends |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |
| <p>1. Location</p> | <p>Location of the building has not changed</p> |
| <p>2. Design</p> | <p>The design of the building has not significantly changed, with the exception of some replacement windows and doors, and there may have been a flat one-storey addition to the west end</p> |

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| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of some replacement windows and doors, and there may have been a flat one-storey addition to the west end |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of some replacement windows and doors, and there may have been a flat one-storey addition to the west end |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

7

Description of Historic Place

The 1912 one and one-half storey Thomson residence is a wood frame dwelling with original horizontal wood siding and wood shakes. The gambrel roof is slightly bellcast. Siding is horizontal wood on the first storey, with wood shakes in the roof peaks. The house has rectangular, double-hung sash windows, with two windows in the upper half storey and one on the first floor. There is an open verandah supported by four square pillars. The Thomson residence is located on a quiet residential street in the Alberta Avenue area.

Heritage Value

The Thomson residence is significant as an early example of wood frame construction with the first owner occupying the property for a substantial period of time.

The one and one-half storey Thomson residence is valued aesthetically as an early residence using wood frame construction. Design elements include the slightly bellcast gambrel roof. It has original horizontal wood siding, with wood shakes in the roof gable ends, and original wood fascia. The Thomson residence is an early example of a residence with a gambrel roof, less common in Edmonton than in other locations during the pre-First World War period.

The Thomson residence was built following application for a building permit for a wood frame house located at this location by B. Thompson (sic) on June 7, 1912. J.C. Hackett is the contractor listed on the building permit application. Robert Thomson lived here from 1912 to 1931. His occupation is listed in Henderson's Directory as a farmer and night watchman for Alberta Milling Company (1915 - 1920), teamster for Alberta Milling Company (1921), Canadian National Railway employee (1923 - 1929), and operator for CPR Tel (1930-1931). John C. Thomson then lived here from 1932 until 1952; he worked for CPR communications, becoming its assistant chief operator by 1950. The Thomson residence remains an early surviving example of wood frame construction with a gambrel roof in residential building in Edmonton.



>> Front view

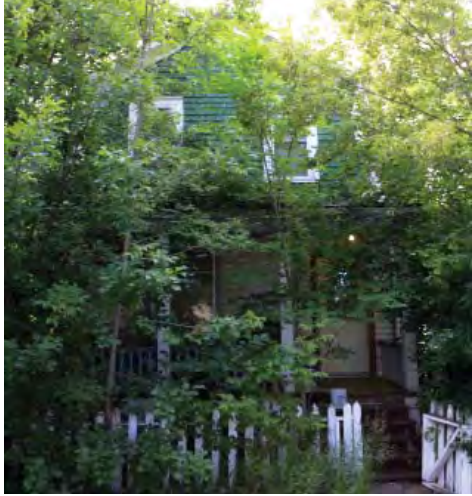
Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1914 one and one-half storey Thomson residence include:

- Wood frame construction building, one and one-half storey
- Original horizontal wood siding and wood shakes in gable ends
- Slightly bellcast, gambrel roof
- Original wood fascia
- Rectangular, double-hung sash windows
- Open verandah with four supporting square pillars
- Diamond-shaped window on north elevation



>> Image from Google Street View

| | | |
|---|---|--|
| Description |  | <p>The 1912 one and one-half storey Thomson residence is a wood frame construction residence with original horizontal wood siding and shakes in the roof gable ends. The gambrel roof is slightly bellcast. The house has rectangular, double-hung sash windows. There is an open front verandah supported by four square pillars.</p> |
| Significance Criteria | <p>C: Style – Wood frame construction residence</p> | |
| Context | <p>Located on a single city lot on a quiet residential street</p> | |
| Period of Significance (POS) | <p>1912 (Style)</p> | |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame construction building, one and one-half storey • Original horizontal wood siding and wood shakes in gable ends • Slightly bellcast, gambrel roof • Original wood fascia • Rectangular, double-hung sash windows • Open verandah with four supporting square pillars • Diamond-shaped window on north elevation | |
| Integrity Criteria | <p>The overall integrity of this building is marginal</p> | |
| 1. Location | <p>Location of the building has not changed</p> | |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of new roofing materials, new windows, and a new door</p> | |
| 3. Environment | <p>The environment or surroundings have not significantly changed over the years</p> | |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of new roofing materials, new windows, and a new door</p> | |

11244 - 92 Street Thomson Residence

| | |
|-----------------------|--|
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new roofing materials, new windows, and a new door |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1913 two-storey Gardiner residence has Foursquare design influences. It is wood frame construction with horizontal wood siding and shingles (with fish scale and diamond detailing). The main structure has a slightly bellcast, high gable roof, with gables facing east and west. There are returned eaves on the façade. Soffits and fascia are original board. Windows are rectangular, with a half round window above the two rectangular windows in the east gable. An open front verandah with double arches and a hipped roof with shaped wooden purlins runs the length of the front. The east gable end has some fish-scale shingles, as does the front verandah surround. The residence is located on a quiet residential street in Alberta Avenue, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The Gardiner residence is significant for its Foursquare influences, use of shingles with decorative fish-scale patterns, and for its association with a long-term

occupant who typified early residents of middle-class working neighbourhoods such as Alberta Avenue.

The two-storey Gardiner residence is valued aesthetically for Foursquare influences and use of decorative shingles. This was a popular design built in the area, often for people with resources to have residences built rather than build them themselves. Design elements include use of decorative shapes in cedar shingles, deep soffits and fascia, verandah (which often covered the front of the house and were constructed with elaborate surrounds, such as the arch found here), decorative semi-circular windows, and roof brackets on the verandah. The Gardiner residence is one of a large number of two-storey Foursquare-influenced residences built in the neighbourhood area in the first quarter of the 20th century, and therefore demonstrates the popularity of this style in the early days of Alberta Avenue.

The Gardiner residence was constructed following application for a building permit at the site on July 9, 1912, by H. Traub. The Andrew Parnham family lived in the house for the first three years. Cecil McClelland, a

waiter at the MacDonald Hotel, lived here from 1915 to 1921. Albert H. Gardiner, an Edmonton Police Force City constable, arrived in 1922.

Gardiner resided here until 1950, working as a City Constable during this time. The change in occupants over this period reflects the fact that larger houses built by contractors immediately before the real estate crash of 1913 were on the rental market fairly regularly.

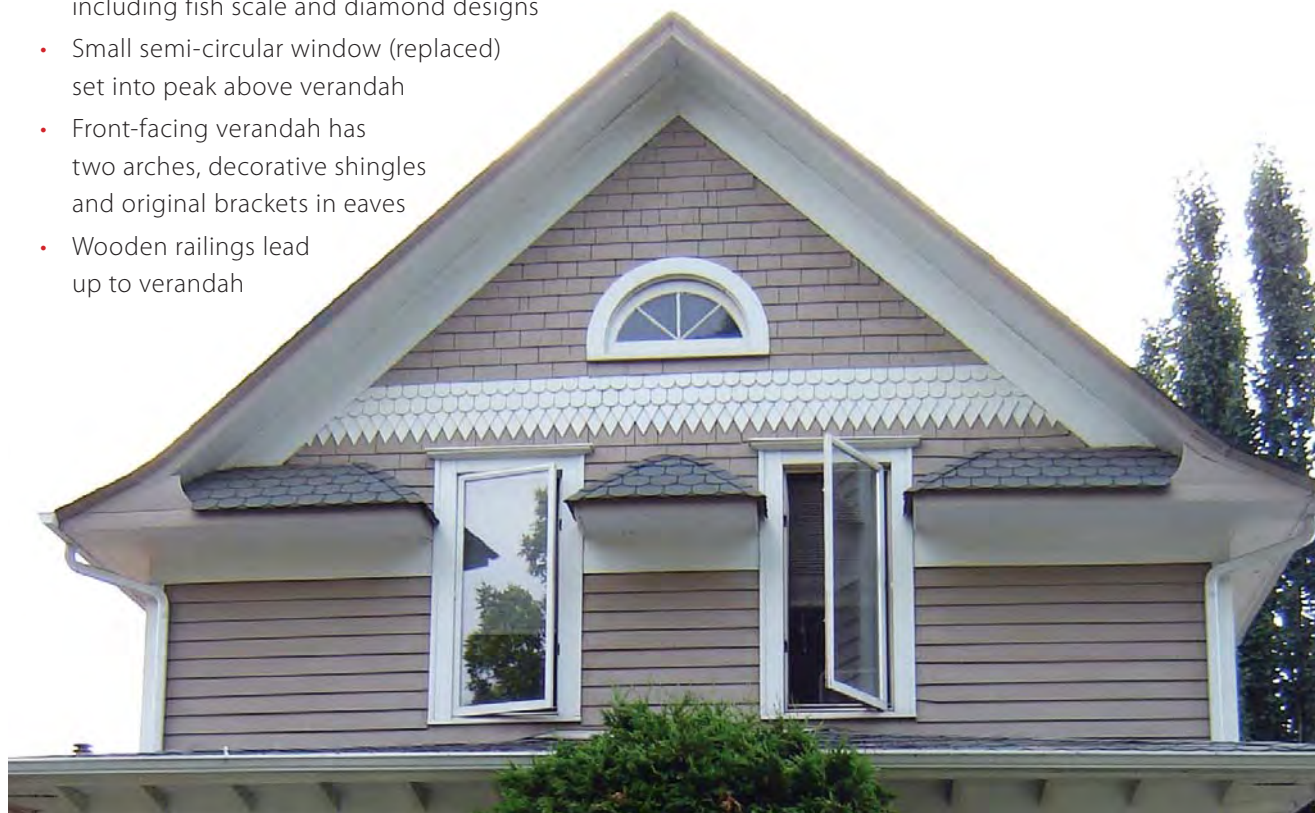
Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1913 two-storey Gardiner residence include:


- Wood frame construction with Foursquare design influences
- Horizontal wood siding original
- Slightly bellcast, high gable roof with east and west gables (returned eaves on the façade)
- Shaped wooden eaves exposed on verandah
- Fascia original and multi-board deep
- Upper board trim below fascia
- Curved wooden end boards on roof
- Gables finished with decorative shingles, including fish scale and diamond designs
- Small semi-circular window (replaced) set into peak above verandah
- Front-facing verandah has two arches, decorative shingles and original brackets in eaves
- Wooden railings lead up to verandah



>> North end of verandah



>> East facing gable

| | | |
|---|--|--|
| Description |  | <p>Two-storey residence with a front, double-arched porch, peaked roof with gables facing east and west, horizontal siding with decorative wood shingles, deep fascia, and wooden roof brackets.</p> |
| Significance Criteria | <p>C: Style – Foursquare influence A: Theme – Real estate crash of 1913 – builder constructed homes</p> | |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> | |
| Period of Significance (POS) | <p>1913 (Style) 1913 – 1925 (Theme)</p> | |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame construction with Foursquare design influences • Horizontal wood siding original • Slightly bellcast, high gable roof with east and west gables (returned eaves on the façade) • Shaped wooden eaves exposed on verandah • Fascia original and multi-board deep • Upper board trim below fascia • Curved wooden end boards on roof • Gables finished with decorative shingles, including fish scale and diamond designs • Small semi-circular window (replaced) set into peak above verandah • Front-facing verandah has two arches, decorative shingles and original brackets in eaves • Wooden railings lead up to verandah | |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> | |
| 1. Location | <p>Location of the building has not changed</p> | |

| | |
|-----------------------|---|
| 2. Design | The design of the building has not significantly changed, although most windows (but not elements of the frames) have been changed |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of new roofing (although soffits and fascia are original), some new windows, and new doors |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new roofing, some new windows, and new doors |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1909 one and one-half storey Lewis residence is a wood frame construction bungalow with horizontal wood siding. The main structure has a steep pitch gable roof, with gables north and south. The rear section has a gable facing west. The siding is original horizontal wood, with shake on the lower half of the first storey and in the peaks of the gables. The windows are 2 over 2 on the porch, with 1 over 1 on the half storey. The bay window on the south elevation is three sided, with a 2 over 2 window in each side. The open front porch has square supporting pillars and a shed roof. The window frames are original although the glass has been replaced. There are two brick chimneys. The residence is located on a quiet residential in Alberta Avenue, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The one and one-half storey Lewis residence is valued aesthetically as an early wood frame construction residence. It is typical of modest residences built at

that time. Buildings of this scale and type are rare as they were no longer built during subsequent building booms. Design elements include a steep pitch gable roof, shakes on the lower half of the first storey and in the peaks of the gables, deep rectangular windows, a three sided bay window on the south, and an open front porch. The Lewis residence is an early example of a large number of one and one-half storey frame semi-bungalows built in the neighbourhood in the first quarter of the 20th century, and demonstrates the popularity of this style in the early days of Alberta Avenue.

The house first appears at this address in *Henderson's Directories* in 1909, with W.B. Wood, farmer and packing plant worker as the occupant. The house had various tenants, until 1920, when Arthur Lewis, an employee of Grand Trunk Pacific Railway, is first listed. Lewis reappears in 1922, and lives here until 1934, during which time he moves to the Canadian National Railway as a carman. Lewis again resides here for 1937 and 1938. The 1913 fire insurance map of Edmonton shows the property, with the rear one storey section and the front storey and one-half clearly noted as one building.

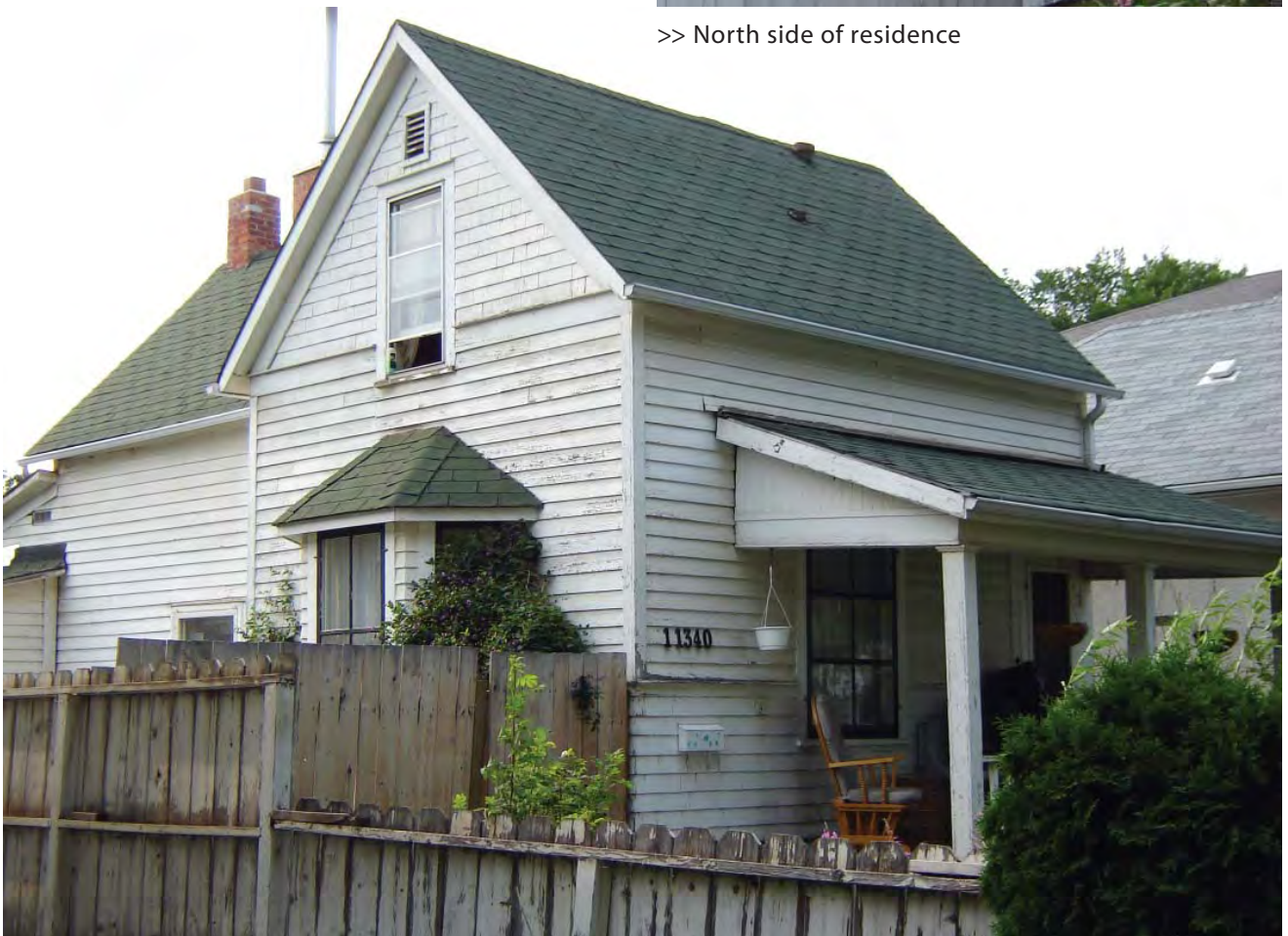
Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1909 one and one-half storey Lewis residence include:


- Wood frame construction semi-bungalow, one and one-half storey
- Horizontal wood siding with wood shakes in the gable peaks and on the lower half of the first storey
- Steep pitch gable roof
- Deep vertical rectangular windows, and one bay window with three sides on the south elevation
- An open porch with square supporting pillars
- Two brick chimneys
- Timber sash windows
- Typical L-shape with shed additions



>> North side of residence



>> South side of residence

| | | |
|---|---|---|
| Description |  | <p>One and one-half storey wood frame construction residence with original horizontal wood siding and wood shakes in the gable ends and on the first half of the first storey. The roof is a steep pitch gable. The windows are vertical rectangular, with one three sided bay window on the south elevation. The open porch has square supporting pillars.</p> |
| Significance Criteria | <p>C: Style – Frame Construction A: Theme – Early owner/occupants</p> | |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> | |
| Period of Significance (POS) | <p>1909 (Style) 1909 (Theme)</p> | |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame construction semi-bungalow, one and one-half storey • Horizontal wood siding with wood shakes in the gable peaks and on the lower half of the first storey • Steep pitch gable roof • Deep vertical rectangular windows, and one bay window with three sides on the south elevation • An open porch with square supporting pillars • Two brick chimneys • Timber sash windows • Typical L-shape with shed additions | |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> | |
| 1. Location | <p>Location of the building has not changed</p> | |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of some new windows</p> | |

| | |
|-----------------------|--|
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of some new windows |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of some new windows |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

10

11438-92 Street Picken Residence



>> Front view

Description of Historic Place

The 1923 one-storey Picken residence is a wood frame bungalow design with broader Arts and Crafts influences, in particular, Craftsman style elements. It has a medium pitch gable roof, with a medium pitch gable over the enclosed front porch. The siding is original horizontal wood with shakes in the peaks of both front gables. Soffits, fascia, brackets, and exposed rafters are original wood, as is a decorative row of dentilation immediately above the line of the porch windows and door. An 8-light transom surmounts the 3-panel porch window. A rectangular 3 by 3 window with an entablature characterizes the façade. All windows are original. The residence is located on a quiet residential street in the Alberta Avenue neighbourhood, a working class area during the early 1900s that is now being revitalized.

Heritage Value

The Picken residence is significant for its Arts and Crafts influences, in particular, Craftsman style elements, and for its association with the owner/builder and long term resident John Picken, a carpenter. The Picken residence

was a typical home of working class neighbourhoods such as Alberta Avenue, where it was built and occupied by its original owner.

Design elements include the medium pitch gable roof with roof brackets, original soffits and fascia, and exposed and decorative wood detail in dentilation above the porch. There is an enclosed front porch. The 3-panel window in the front porch has an 8-light transom above. The Picken residence, built in the Alberta Avenue area following the end of the First World War and during the slow increase in building that resulted, exemplifies the popularity of this type of house in the early days of Alberta Avenue.

The one storey residence was occupied in 1923 by John Picken, a carpenter with Canadian National Railway. He took out a building permit for a garage which still stands behind the house on August 27, 1926. John Picken resided here from 1923 until 1933.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1923 Picken residence include:

- One-storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman style elements
- Original horizontal wood siding with shakes on gable ends
- Medium pitch gable roof with original wood brackets, fascia, soffits, and exposed rafters
- Enclosed front porch with decorative wood dentilation above a short roof over the door and windows
- Three-panel front porch window, with 8-light transom above
- 3 by 3 window with entablature on façade
- Original windows and frames, and door and door frame



>> Front porch entrance




>> Roof detail



>> Window detail



>> East and north elevations

| | |
|--|--|
| <p>Description</p> |  <p>One-storey wood frame construction residence with Arts and Crafts influences (in particular, Craftsman style elements) with original horizontal wood siding. Medium pitch gable roofs on both the main structure and the enclosed porch. Roof brackets and exposed rafters. Both front gables have wood shake siding. There is a decorative wooden dentilation line above the door and windows on the porch. The three-panel window in the front porch has an 8-light transom above it. The front window is 3 by 3 with an entablature.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Frame bungalow, Arts and Crafts influences A: Theme – Postwar construction recovery of working class neighbourhood A: Theme – Owner/builder</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| <p>Period of Significance (POS)</p> | <p>1923 (Style) 1919 - 1925 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • One-storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman style elements • Original horizontal wood siding with shakes on gable ends • Medium pitch gable roof with original wood brackets, fascia, soffits, and exposed rafters • Enclosed front porch with decorative wood dentilation above a short roof over the door and windows • Three-panel front porch window, with 8-light transom above • 3 by 3 window with entablature on façade • Original windows and frames, and door and door frame |

| | |
|---------------------------|--|
| Integrity Criteria | The overall integrity of this building is satisfactory |
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed |
| 5. Workmanship | The workmanship of the building is authentic |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

11

11402-93 Street
Clegg Residence



>> Front view

Description of Historic Place

The 1915 one storey Clegg residence is a wood frame bungalow. It has horizontal wood siding with decorative shingle patterns in the peak of the gable. The shingle patterns run in courses under the peak. The roof is a shallow gable. Soffits and fascia are original wood. The windows are 3 by 3, with decorative diamond panes in the upper row. All windows and frames are original. The porch is partially enclosed, with a four-light transom above.

Heritage Value

The Clegg residence is significant for the moderate ornamentation on a modest working-class rental property that distinguishes the façade. The property was rented for periods of up to three years, with Thomas Gray, printer, being the first resident. The building permit also lists as builder/designer, Whitfield-Ambler,

(Whitfield was a carpenter, Ambler a contractor) making this one of a small number of buildings in this area with confirmed design beyond owner/builder. This house is also representative of the many smaller residences built in the area at this time as rental properties.

Design elements include a simple shallow gable roof with original soffits and fascia. The windows are 3 by 3, with decorative diamond panes in the upper row. There is a partially-enclosed front porch with four-light transom above. The Clegg residence, built in the Alberta Avenue area in the first quarter of the 20th century during the boom and bust building cycle, illustrates the type of house built primarily for rental purposes at this time, with its decorative façade providing one distinguishing note.

The one-storey residence was constructed following application for a building permit on June 11, 1914 by E. Clegg, the owner of the property. Whitfield-Ambler

were the designers and contractors. Building permits show that the adjoining lot was also developed by Clegg using these contractors at the same time.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1915 Clegg residence include:

- One storey wood frame construction bungalow
- Original horizontal wood siding with a decorative pattern of shingles in the front peak
- Shallow pitch gable roof with original wood fascia and soffits
- Windows are 3 by 3, with decorative diamond panes in the upper row
- Partially-enclosed front porch, with a four-light transom above




>> Front porch



>> Front window



>> South elevation of house

| | |
|---|--|
| Description |  <p>One storey wood frame construction residence with original horizontal wood siding. The shallow gable roof has decorative patterns of wood shingles in the front peak. Soffits and fascia are original wood. The windows are 3 by 3, with decorative diamond panes in the upper row. There is a partially-enclosed front porch with a four light transom above.</p> |
| Significance Criteria | <p>C: Style – Early frame bungalow A: Theme – Wartime rental property</p> |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| Period of Significance (POS) | <p>1914 (Style) 1914 – 1918 (Theme)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One storey wood frame construction bungalow • Original horizontal wood siding with a decorative pattern of shingles in the front peak • Shallow pitch gable roof with original wood fascia and soffits • Windows are 3 by 3, with decorative diamond panes in the upper row • Partially-enclosed front porch, with a four-light transom above |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of new doors, a possible early addition at the rear of the building, and some vinyl siding on the porch</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |

| | |
|-----------------------|--|
| 4. Materials | The authentic materials of the building have not changed, with the exception of new doors, a possible early addition at the rear of the building, and some vinyl siding on the porch |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new doors, a possible early addition at the rear of the building, and some vinyl siding on the porch |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

12

Description of Historic Place

The 1913 two and one-half storey Goodall residence is wood frame construction with original horizontal wood siding, and has a medium pitch, slightly bellcast, gable roof with returned eaves. The open front verandah has a hipped roof with projecting eaves. Windows are vertical rectangular in the second floor façade, surmounted by a semi-circular window in the peak, set within returned eaves that are marked by a narrow roof and separated by a brief interstitial section of the eave line. Decorative shingles distinguish the front gable as well as the lower portion of the open verandah. The verandah is framed by an arched opening on all three sides. The main front 4 by 6 window is in its original frame. A shallow bay at the rear of the north elevation and a rear addition are original. The Goodall residence is located on a quiet residential street in a working class neighbourhood that is now being revitalized.



11524-93 Street
Goodall Residence

>> Front view

Heritage Value

The Goodall residence is significant as an early example of wood frame construction, and for its association with its long-term resident, George Goodall.

The two and one-half storey Goodall residence is valued aesthetically as an early dwelling using wood frame construction. Design elements include an arched open verandah, with original wooden horizontal siding and decorative shakes on its lower face. The main structure has original horizontal wooden siding, two deep rectangular windows on the second floor façade, and a semi-circular window set in the front gable. The roofline is distinguished by deep eave projections, returned eaves inset with windows and an interstitial section. The Goodall residence is an early example of a large number of two and one-half storey wood frame dwellings built

in the neighbourhood in the first quarter of the 20th century, and demonstrates the popularity of this style of residence before the First World War.

The Goodall residence first appears on the 1913 Edmonton fire insurance map. The first occupant does not appear in the Edmonton Henderson's directory until 1915. George E. Goodall, a postal clerk, lived in the house from 1919 until 1949, after which his widow, Marjory, continued to live here until 1965. The date of construction makes the house an early surviving example of wood frame construction in residential building in Edmonton.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1913 two and one-half storey Goodall residence include:

- Wood frame construction, two and one-half storey
- Original horizontal wood siding
- Arched open verandah, with original wooden horizontal siding and decorative shingles on its lower face, and flared lower walls
- Original horizontal wooden siding
- Two deep rectangular windows on second floor façade
- Semi-circular window set in the front gable
- Deep eave projections
- Returned eaves inset with windows and an interstitial section




>> Verandah



>> Window detail



>> Side view of residence

| | | |
|--|--|---|
| <p>Description</p> |  | <p>The 1913 two and one-half storey Goodall residence is wood frame construction with original horizontal wood siding, and has a medium pitch, slightly bellcast, gable roof with returned eaves. The open front verandah has a hipped roof with projecting eaves. Windows are vertical rectangular in the second floor façade, surmounted by a semi-circular window in the peak, set within returned eaves that are marked by a narrow roof and separated by a brief interstitial section of the eave line. The verandah is framed by an arched opening on all three sides. A shallow bay at the rear of the north elevation and a rear addition are original.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Wood frame construction A: Theme – Pre-war construction</p> | |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street</p> | |
| <p>Period of Significance (POS)</p> | <p>1913 (Style) 1913 (Theme)</p> | |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Wood frame construction, two and one-half storey • Original horizontal wood siding • Arched open verandah, with original wooden horizontal siding and decorative shingles on its lower face, and flared lower walls • Original horizontal wooden siding • Two deep rectangular windows on second floor façade • Semi-circular window set in the front gable • Deep eave projections • Returned eaves inset with windows and an interstitial section | |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> | |
| <p>1. Location</p> | <p>Location of the building has not changed</p> | |

| | |
|-----------------------|---|
| 2. Design | The design of the building has not significantly changed, with the exception of modern roofing materials and some replacement doors and windows |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of modern roofing materials and some replacement doors and windows |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of modern roofing materials and some replacement doors and windows |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

13

11224-94 Street Young Residence



>> Front view

Description of Historic Place

The 1915 one and one-half storey Young residence has Arts and Crafts design influences, in particular, Craftsman design elements. It is wood frame construction with horizontal wood siding. The structure has a medium pitch gable roof with wide overhanging eaves, and a wide front gable end, resulting in a complex roofline. Soffits and fascia are original board as are roof brackets. Shingle siding covers the front gable to its peak. On the second floor, there are rectangular, vertical windows, side by side in original frames, and each are 6 over 1. The open verandah is supported by 4 pillars. The Young residence is located on a quiet residential street.

Heritage Value

The Young residence is significant for its Arts and Crafts influences, in particular, Craftsman design elements, through the use of shingles and horizontal wood siding.

It is also significant for its association with a long-term occupant who typified the middle class residents who came to the neighbourhood in the interwar years.

Design elements include deep soffits and fascia, roof brackets and an open verandah with pillar supports. The Young residence is one of a large number of one and one-half storey Arts and Crafts-influenced residences built in the neighbourhood in the first quarter of the 20th century, and therefore demonstrates the popularity of this style in the early days of Alberta Avenue.

The Young residence was built during the first year of the First World War. The first resident was George C. Brown, in 1915. The house was lived in by a number of individuals, until George S. Young, a weighmaster and assistant superintendent at the Edmonton Stockyards, took residence in 1925. Young lived in this house until his death in 1952, after which his widow Lillian continued to reside there until 1970.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1915 one and one-half storey Young residence include:

- Wood frame construction with Arts and Crafts influences, in particular, Craftsman design elements
- Original horizontal wood siding
- Medium pitch gable roof with front gable end
- Fascia and soffits original and multi-board deep
- Open front verandah with four supporting pillars
- Brick chimney



>> Chimney



>> Second storey

| | |
|--|--|
| <p>Description</p> |  <p>The 1915 one and one-half storey Young residence has Arts and Crafts design influences, in particular, Craftsman design elements. It is wood frame construction with horizontal wood siding. The structure has a medium pitch gable roof with wide overhanging eaves, and a wide front gable end, resulting in a complex roofline. Soffits and fascia are original board as are roof brackets. Shingle siding covers the front gable to its peak. On the second floor, there are rectangular, vertical windows, side by side in original frames, and each are 6 over 1. The open verandah is supported by 4 pillars.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Arts and Crafts influence A: Theme – First World War housing</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street</p> |
| <p>Period of Significance (POS)</p> | <p>1915 (Style) 1915 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Wood frame construction with Arts and Crafts influences • Original horizontal wood siding • Medium pitch gable roof with front gable end • Fascia and soffits original and multi-board deep • Open front verandah with four supporting pillars • Brick chimney |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |
| <p>1. Location</p> | <p>Location of the building has not changed</p> |
| <p>2. Design</p> | <p>The design of the building has not significantly changed</p> |

| | |
|-----------------------|--|
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed |
| 5. Workmanship | The workmanship of the building is authentic |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

14

11422-94 Street Killips Residence



>> Front view

Description of Historic Place

The 1911 two storey Killips residence follows the Foursquare design, and is a wood frame construction building. The finish is horizontal wood siding. The main structure has a hipped roof with shaped wooden purlins. The front window on the first floor is a deep rectangular window, with a wood entablature trim on the outside opening. There are double rectangular windows on the second floor. The residence has an open front verandah with three supporting pillars and a hipped roof. It is located on a quiet residential street in Alberta Avenue, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The Killips residence is significant as a Foursquare design, and for its association with the builder, Albert Killips. Killips was a contractor who, with his family, continued to build into the 1950s throughout

Edmonton. Killips constructed comfortable, middle-class residences in the Alberta Avenue neighbourhood at its inception.

The Foursquare design was a popular choice in the area, often for people with resources to have residences built rather than build them themselves. These larger houses were also favoured by builder/developers who elected to rent residences. Design elements of this particular house include wooden fascia with shaped wooden purlins, a front verandah with three pillars supporting the roof running the front length of the house, horizontal wooden siding and large rectangular windows. The Killips residence is one of a large number of two storey Foursquare residences built in Alberta Avenue during the first quarter of the 20th century.

The Killips residence was constructed following his application for a building permit at the site on April 11, 1911. It is noted as having a blueprint, making it an early example of a modest residence with that level of planning. Albert Killips is listed as the first occupant. Subsequent occupants lived here less than six years

each, until 1934, when Percy Reilly, a labourer, arrived and stayed until 1945. Serial occupancy over this period reflects the fact that larger contractor-built houses prior to the real estate crash in 1913 frequently remained on the real estate market for years.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1913 two storey Killips residence include:

- Foursquare design
- Hipped roof
- Horizontal wood siding
- Shaped wooden purlins, with fascia two boards deep
- Front deep rectangular window, with wood entablature trim on the outside opening
- Double rectangular window in second storey above verandah
- Front verandah with three supporting pillars, three rectangular panel designs, one beneath each pillar




>> Roof detail



>> Verandah detail



>> South and east elevations

| | | |
|---|---|---|
| Description |  | <p>Two storey residence with a full width porch on the front, horizontal siding, large rectangular windows, hipped roof and wooden roof brackets. Built on a Foursquare design.</p> |
| Significance Criteria | <p>C: Style – Foursquare design A: Theme – Prominent builders in Edmonton’s early history</p> | |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue. Built in 1912, this residence was typical of homes which were on a larger scale and thus had several occupants over a fairly short time frame</p> | |
| Period of Significance (POS) | <p>1912 (Style) 1912 (Theme)</p> | |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Foursquare design • Hipped roof • Horizontal wood siding • Shaped wooden purlins, with fascia two boards deep • Front deep rectangular window, with wood entablature trim on the outside opening • Double rectangular window in second storey above verandah • Front verandah with three supporting pillars, three rectangular panel designs, one beneath each pillar | |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> | |
| 1. Location | <p>Location of the building has not changed</p> | |
| 2. Design | <p>The design of the building has not significantly changed, except for the use of modern roofing materials and some new windows</p> | |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> | |

| | |
|-----------------------|---|
| 4. Materials | The authentic materials of the building have not changed, with the exception of new roofing and some windows. Evidence of being lifted and set on a cement foundation |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new roofing, some new windows, and potentially being raised and set on a cement foundation |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1909 one and one-half storey Anderson residence is wood frame construction with horizontal wood siding. The main structure has a complex roof line with medium gables east and a gable dormer with projecting eaves over the verandah facing south. The vertical windows are rectangular. The wrap-around front verandah is partially enclosed, with some glazing, and features pillars and a hipped roof. Wood shingles cover the verandah. The Anderson residence is located on a quiet residential street in Alberta Avenue, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The Anderson residence is significant as an early example of wood frame construction, and its

association with a long-term occupant who resided in the property for a substantial amount of time.

Design elements include a front verandah that runs the full width of the house, and extends around the south elevation of the building. The verandah also features wooden fascia, pillars, and shingle siding, and is partially enclosed. The building has horizontal wooden siding, and deep rectangular windows. The Anderson residence is an early example of a large number of one and one-half storey wood frame dwellings built in the neighbourhood in the first quarter of the 20th century, and demonstrates the popularity of this style in the early days of Alberta Avenue.

The Anderson residence was constructed following application for a building permit at the site on March 5, 1909, by Frank W. Anderson, owner and builder. This date makes it an early surviving example of wood

frame construction in residential building in Edmonton. Anderson, who worked as a driver with local firms including Hallier and Aldridge, and later McGavin, lived here from 1910 to 1934.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1909 one and one-half storey Anderson Residence include:

- Wood frame construction, one and one-half storeys
- Original horizontal wood siding
- Complex roof, with peaks facing east and south, and a gable dormer with projecting eaves over the verandah
- Front and south-facing wrap-around verandah with three pillars, partially enclosed, and sided in shingles
- Tripartite rectangular window in second storey gable above verandah




>> South elevation



>> South end of verandah



>> North end of verandah

| | |
|---|--|
| Description |  <p>The 1909 one and one-half storey Anderson residence is wood frame construction with horizontal wood siding. The main structure has a complex roof line with medium gables east and a gable dormer with projecting eaves over the verandah facing south. The vertical windows are rectangular. The wrap-around front verandah is partially enclosed, with some glazing, and features pillars and a hipped roof. Wood shingles cover the verandah.</p> |
| Significance Criteria | <p>C: Style – Frame construction semi-bungalow A: Theme – Early residential development</p> |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| Period of Significance (POS) | <p>1909 (Style) 1909 (Theme)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame construction, one and one-half storeys • Original horizontal wood siding • Complex roof, with peaks facing east and south, and a gable dormer with projecting eaves over the verandah • Front and south-facing wrap-around verandah with three pillars, partially enclosed, and sided in shingles • Tripartite rectangular window in second storey gable above verandah |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |

11212-95A Street Anderson Residence

| | |
|-----------------------|--|
| 2. Design | The design of the building has not significantly changed, with the exception of modern roofing materials, and some new windows |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of new roofing and some doors and windows |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new roofing and some doors and windows |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

16

11223-95A Street
Reksten Residence

>> Front view

Description of Historic Place

The 1912 one and one-half storey Reksten residence is a bungalow design with Arts and Crafts influences, in particular, Craftsman style elements. It is wood frame construction, with a shallow L shape plan, and original horizontal wood siding and shingles on the façade. The medium pitch gable roof also has an east-facing gable over the enclosed porch. Soffits, fascia, and brackets are original wood. The four-panel window in the front porch has a 15-pane transom above. In the front gable above the porch, there is a rectangular horizontal window with six panes side by side. All windows are original. Painted columns define the enclosed front porch. There is a square bay on the south elevation with a shed roof. The residence is located on a quiet residential street in the Alberta Avenue neighbourhood, a working class area during the early 1900s that is now being revitalized.

Heritage Value

The Reksten residence is significant for its Arts and Crafts influences, in particular, Craftsman style elements, and for its association with the builder and long-term resident Olaf Reksten, a carpenter. He was typical of the early residents of working class neighbourhoods such as Alberta Avenue.

Design elements include the medium gable roof with roof brackets, original soffits and fascia, and a narrow horizontal 6-pane window in the front gable above the porch. The front porch is enclosed and features wooden columns. The four-panel window in the front porch has a 15-pane transom above. The Reksten residence, built in the Alberta Avenue area in the first quarter of the 20th century during the boom and bust building cycle, exemplifies the popularity of this type of house in the early days of Alberta Avenue.

The one and one-half storey residence was constructed following an application for a building permit at the site on August 3, 1912 by O. Reksten. Olaf Reksten was the

owner and builder, but did not begin his residence here until 1917. He lived here until 1939, and was a carpenter for this period of time.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1912 Reksten residence include:

- One and one-half storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman style elements
- Original horizontal wood siding
- Shingles on front enclosed porch
- Medium pitch gable roof with original wood brackets, fascia, and soffits
- Front gable over enclosed porch
- Four-panel front window, with a 15-pane transom above
- Front porch has corner wood columns
- Square bay window with shed roof on south elevation
- Narrow horizontal 6-pane window in the front gable above the porch
- Original windows and frames



>> Porch detail



>> South elevation

| | |
|--|---|
| <p>Description</p> |  <p>The 1912 one and one-half storey Reksten residence is a bungalow design with Arts and Crafts influences, in particular, Craftsman style elements. It is wood frame construction, with a shallow L shape plan, and original horizontal wood siding and shingles on the façade. The medium pitch gable roof also has an east-facing gable over the enclosed porch. Soffits, fascia, and brackets are original wood. The four-panel window in the front porch has a 15-pane transom above. In the front gable above the porch, there is a rectangular horizontal window with six panes side by side. All windows are original. Painted columns define the enclosed front porch. There is a square bay on the south elevation with a shed roof.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Early frame bungalow, Arts and Crafts influences, in particular, Craftsman style elements A: Theme – Prewar construction boom A: Theme – Owner/builder</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| <p>Period of Significance (POS)</p> | <p>1912 (Style) 1912 – 1913 (Theme) 1917 - 1939 (Olaf Reksten)</p> |

| | |
|---|---|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One and one-half storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman style elements • Original horizontal wood siding • Shingles on front enclosed porch • Medium pitch gable roof with original wood brackets, fascia, and soffits • Front gable over enclosed porch • Four-panel front window, with a 15-pane transom above • Front porch has corner wood columns • Square bay window with shed roof on south elevation • Narrow horizontal 6-pane window in the front gable above the porch • Original windows and frames |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |

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Description of Historic Place

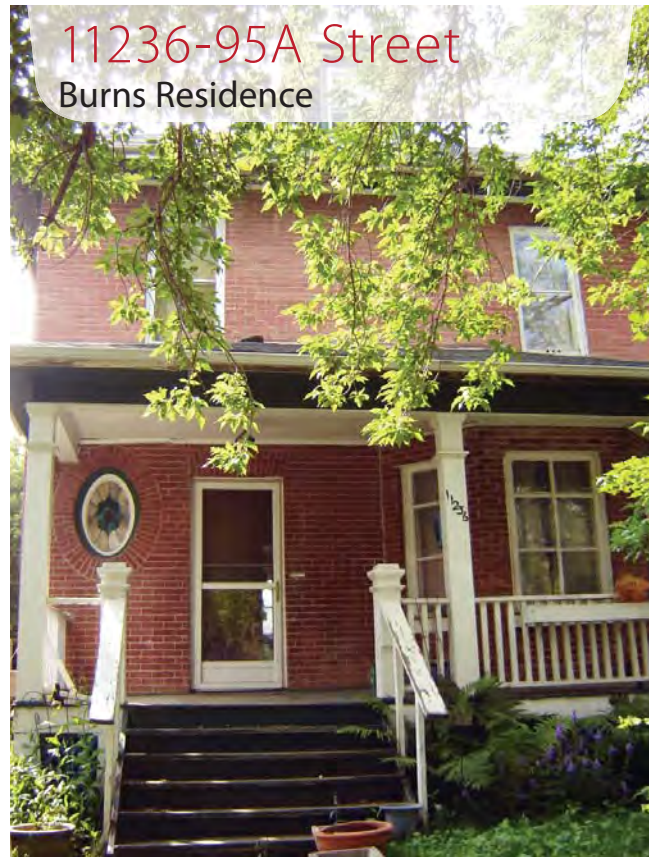
The 1911-1912 two-storey Burns residence is a brick Foursquare dwelling with an open front verandah. The main structure has a pyramidal roof, with projecting eaves over the verandah. There is front-facing dormer with a hipped roof. The offset front window is vertical and rectangular, in a 2 over 2 over 2 format, set in a shallow bay, and is flanked by a vertical rectangular window angled toward the front door, in a 1 over 1 over 1 format. An oval stained-glass window is located at the southeast corner of the verandah, enclosed by a decorative brick surround. Two windows are located at either side of the second floor façade, as well as a window in the front dormer. It is located on a quiet residential street in Alberta Avenue, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The Burns residence is significant as an early example of a Foursquare dwelling with brick veneer, and for its association with an early owner/builder.

Design elements include an open verandah that runs the front width of the house, with wooden fascia and pillars. The Burns residence is an early example of the large number of two-storey brick Foursquare dwellings built in the first quarter of the 20th century, and demonstrates the popularity of this style in the early days of Alberta Avenue.

The Burns residence was constructed following an application for a building permit to build a “shack” at the site on August 31, 1910. However, the fire insurance map for 1913 indicates a brick house appropriate to the existing footprint at this location. While the first occupant at this address in 1911 was John Cheatam, a driver for Norwood Bakery, William Webster, a bricklayer, lived here from 1912 to 1914. Webster may have built the brick house, although no building permit confirms this. James N. Burns, a real estate agent, lived here from 1917 until 1927.



>> Front view

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1911-1912 two-storey Burns residence include:

- Brick veneer
- Pyramidal roof with front-facing dormer with a hipped roof
- The front-facing verandah has supporting beams and three pillars
- Oval stained-glass window located at the southeast corner of the verandah, enclosed by a decorative brick surround
- Offset front window, in a 2 over 2 over 2 format, set in a shallow bay
- Original windows and frames in façade




>> North Elevation



>> Oval stained-glass window detail on façade



>> Front entrance/verandah

| | |
|---|---|
| Description |  <p>The 1911-1912 two-storey Burns residence is a brick Foursquare dwelling with an open front verandah. The main structure has a pyramidal roof, with projecting eaves over the verandah. There is a front-facing dormer with a hipped roof. The offset front window is vertical and rectangular, in a 2 over 2 over 2 format, set in a shallow bay, and is flanked by a vertical rectangular window angled toward the front door, in a 1 over 1 over 1 format. An oval stained-glass window is located at the southeast corner of the verandah, enclosed by a decorative brick surround. Two windows are located at either side of the second floor façade, as well as a window in the front gable dormer.</p> |
| Significance Criteria | C: Style – Brick Veneer Foursquare |
| Context | Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue |
| Period of Significance (POS) | 1911 - 1912 (Style) |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Brick veneer • Pyramidal roof with front-facing dormer with a hipped roof • The front-facing verandah has supporting beams and three pillars • Oval stained-glass window located at the southeast corner of the verandah, enclosed by a decorative brick surround • Offset front window, in a 2 over 2 over 2 format, set in a shallow bay • Original windows and frames in façade |
| Integrity Criteria | The overall integrity of this building is satisfactory |
| 1. Location | Location of the building has not changed |

11236-95A Street Burns Residence

| | |
|-----------------------|---|
| 2. Design | The design of the building has not significantly changed, with the exception of new roofing, some doors and windows changed |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of new roofing, some doors and windows changed |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of new roofing and some doors and windows |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1932 one-storey James residence is a wood frame construction bungalow design with Craftsman design influences. The roof is a medium pitch gable, with another medium pitch gable over the open front porch. The siding is original horizontal wood with shingles in the peaks of both front gables and on the porch. Exposed rafters, soffits, fascia, and brackets are original wood. The windows are original, including a double window to the left of the porch. There is a small square window with 4 panes in the porch. Tapered wooden pillars support the porch. The door is original or replaced to period. The residence is located on a quiet residential street in the Alberta Avenue neighbourhood, a working class area that is now being revitalized.

Heritage Value

The James residence is significant for its Craftsman design influences, and for its association with the owner/builder and long term resident Henry James. It is the mirror image of the c.1927 Gregor residence next door, at 11342 - 95A Street, and thus reinforces

the importance of this type and scale of residence in Alberta Avenue. The James residence was typical of middle-class working neighbourhoods such as Alberta Avenue.

Design elements include the medium pitch gable roof with brackets and original exposed rafters, soffits, and fascia. There is an open front porch with tapered wooden pillars, and a small square window with 4 panes. Window openings and windows are all original. The James residence, built in the Alberta Avenue area in the early 20th century, follows a simple design that owners could construct themselves, and exemplifies the popularity of this type of house in the early days of Alberta Avenue.

The one-storey residence is first listed in the Henderson's Directory as being occupied by Henry James, an employee at Standard Iron Works, from 1932 to 1939, after which time Mrs. Henry James is listed as the occupant by Henderson's Directory for the year 1940.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1932 James residence include:

- One-storey wood frame construction bungalow with Craftsman influences
- Original horizontal wood siding with shingles on gable ends of roof and porch
- Medium pitch gable roof with original exposed rafters, wood brackets, fascia, and soffits
- Open front porch with two tapered wooden pillars
- Small square window with 4 panes by the door in the porch
- Double front window, 9 over 1 on each half
- Original windows and frames
- Original or replaced to period door and door frame



>> Window detail



>> South elevation



>> Roof detail



>> Front porch

| | |
|--|---|
| <p>Description</p> |  <p>The 1932 one-storey James residence is a wood frame construction bungalow design with Craftsman design influences. The roof is a medium pitch gable, with another medium pitch gable over the open front porch. The siding is original horizontal wood with shingles in the peaks of both front gables and on the porch. Exposed rafters, soffits, fascia, and brackets are original wood. The windows are original, including a double window to the left of the porch. There is a small square window with 4 panes in the porch. Tapered wooden pillars support the porch. The door is original or replaced to period</p> |
| <p>Significance Criteria</p> | <p>C: Style – Wood frame bungalow, Craftsman design influences A: Theme – Interwar construction</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| <p>Period of Significance (POS)</p> | <p>1932 (Style) 1932 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • One-storey wood frame construction bungalow with Craftsman influences • Original horizontal wood siding with shingles on gable ends of roof and porch • Medium pitch gable roof with original exposed rafters, wood brackets, fascia, and soffits • Open front porch with two tapered wooden pillars • Small square window with 4 panes by the door in the porch • Double front window, 9 over 1 on each half • Original windows and frames • Original or replaced to period door and door frame |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |

11338-95A Street James Residence

| | |
|-----------------------|---|
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, with the exception of modern roofing materials; door original or replaced to period |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of modern roofing materials; original door or replaced to period |
| 5. Workmanship | The workmanship of the building is authentic with the exception of modern roofing materials; door original or replaced to period |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The c.1927 one-storey Gregor residence is a wood frame construction bungalow with Craftsman design influences. The roof is a medium pitch gable, with a medium pitch gable over the open front porch. The siding is original horizontal wood with shingles in the peaks of both front gables and on the porch. Soffits, fascia, and brackets are original wood. The windows are original, with a double window with 9 panes over 1. There is a small square window with 4 panes in the porch. Tapered wooden pillars support the porch. The original door has been replaced. The residence is located on a quiet residential street in the Alberta Avenue neighbourhood, a working class area developed during the early 1900s that is now being revitalized.

Heritage Value

The Gregor residence is significant for its Craftsman design influences, and for its association with the owner/builder and long term resident Arthur Gregor. It is the mirror image of the 1932 James residence

next door, at 11338 - 95A Street, and thus reinforces the importance of this type and scale of residence in Alberta Avenue. Gregor was typical of residents of middle-class working neighbourhoods such as Alberta Avenue.

Design elements include the medium gable roof with roof brackets, original soffits, and fascia. There is an open front porch with tapered wooden pillars. There is a small square window with 4 panes in the porch, and a double window with 9 panes over 1 to the right of the porch. Window openings and windows are all original. The Gregor Residence, built in the Alberta Avenue area in the early 20th century, follows a simple design that owners could construct themselves and exemplifies the popularity of this type of house in the early days of Alberta Avenue.

The one storey residence was occupied by Arthur Gregor, a mechanic with Gimby and Coburn and later Jenner motors, from 1928 to 1968. Gregor took out a building permit at the site on October 19, 1927 for a garage. Henderson's Directory indicates Gregor and

the house at this location in 1928. Gregor may have built the garage before the house, following a typical pattern at the time of first building a structure related to occupation, then constructing a house.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the c.1927 Gregor residence include:

- One-storey wood frame construction bungalow with Craftsman influences
- Original horizontal wood siding with shingles on gable ends and porch
- Medium pitch gable roof with original wood brackets, fascia, and soffits
- Open front porch with two tapered wooden pillars
- Small square window with 4 panes by the door in the porch
- Double front window with single pane in bottom half and 9 smaller panes above each half
- Original windows and frames



>> Roof detail




>> North elevation



>> Window detail



>> Front porch

| | |
|---|--|
| Description |  <p>The c.1927 one-storey Gregor residence is a wood frame construction bungalow with Craftsman design influences. The roof is a medium pitch gable, with a medium pitch gable over the open front porch. The siding is original horizontal wood with shingles in the peaks of both front gables and on the porch. Soffits, fascia, and brackets are original wood. The windows are original, with a double window with 9 panes over 1. There is a small square window with 4 panes in the porch. Tapered wooden pillars support the porch. The original door has been replaced.</p> |
| Significance Criteria | <p>C: Style – Wood frame bungalow, Craftsman design influences A: Theme – Interwar construction A: Theme – Owner/builder</p> |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| Period of Significance (POS) | <p>1927 (Style) 1927 (Theme)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One-storey wood frame construction bungalow with Craftsman influences • Original horizontal wood siding with shingles on gable ends and porch • Medium pitch gable roof with original wood brackets, fascia, and soffits • Open front porch with two tapered wooden pillars • Small square window with 4 panes by the door in the porch • Double front window with single pane in bottom half and 9 smaller panes above each half • Original windows and frames |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |

11342-95A Street Gregor Residence

| | |
|-----------------------|---|
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, with the exception of modern roofing materials and a new door |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of modern roofing materials and a new door |
| 5. Workmanship | The workmanship of the building is authentic with the exception of modern roofing materials and a new door |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

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Description of Historic Place

The 1913 two and one-half storey Anderson-Taylor residence has Foursquare design influences. It is wood frame construction with wood shingle siding, with some replacement horizontal vinyl on the south and north elevations on the lower level. The roof is hipped and is covered in wood shakes. It has three large triangle dormers facing north, south, and west. The soffits and fascia are original board. The 6 windows on the first level porch are rectangular, one over one with a mixture of three- and four-pane transom windows above each. There is a four-pane transom over the front screen door. The two windows on the north end of the second storey are rectangular, with decorative panes in each upper half that are pointed at the ends. There is also one long horizontal, rectangular window on the south end with decorative panes. The upper half floor window in the west-facing dormer is an arrangement of three square panes, with a half round set above the central pane. An enclosed front verandah sided in wood shakes runs the full width of the façade. There is a second-floor open porch with a railing. The residence is located on a quiet residential street in Alberta Avenue, which was a working class neighbourhood developed in the early 1900s that is now being revitalized.

Heritage Value

The Anderson-Taylor Residence is significant for its Foursquare design, use of shingles, elaborate windows, and for its association with the first occupant who typified owners/builders who were early residents of middle-class working neighbourhoods such as Alberta Avenue.

11441-95A Street Anderson-Taylor Residence



>> Front view

This was a popular design built in the area, often for people with resources to have residences built for them, rather than build them themselves. Design elements include the hipped roof with three triangle dormers, deep soffits and fascia, the verandah which features an elaborate, flared shingle surrounds, and a decorative transom and semi-circular window. The Anderson-Taylor residence is one of a large number of two and one-half storey Foursquare influenced residences built in the neighbourhood in the first quarter of the 20th century, and therefore demonstrates the popularity of this style in the early days of Alberta Avenue.

The two and one-half storey residence was constructed following an application for a building permit at the site on January 2, 1913 by John A.R. Anderson. Harry G. Taylor, carpenter, was the contractor. Taylor or Anderson

were the residents noted at this address from 1914 until 1922.

The house had two more long term residents - Robert G. Watson of the P. Burns Company lived here from 1923 until 1929. George F. Baldwin, a CNR employee, lived here from 1930 until 1944.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1913 two and one-half storey Anderson-Taylor residence include:

- Wood frame construction with Foursquare design
- Wood shingle siding on front porch, second floor, and triangle dormers
- Hipped roof with three large triangle dormers facing north, south and west
- Fascia original and multi-board deep
- Three-panel window with central semi-circular window set into west-facing dormer
- Enclosed front verandah with 6 rectangular, 1 over 1 windows; a mixture of three- and four-paned transom windows above each of the 6 main windows; and a four pane transom over the front screen door
- Two rectangular windows on the north end of the second storey, with decorative panes in each upper half that are pointed at the ends
- Long horizontal, rectangular window on the south end of the second storey with decorative panes




>> Window detail



>> North and west elevation



>> Front verandah entrance

| | | |
|--|--|---|
| <p>Description</p> |  | <p>Two and one-half storey wood frame construction residence with wood shingle siding on upper storey and front of porch on first storey. Hipped roof with three large triangle dormers facing north, south, and west. Six windows on the first level porch are rectangular, one over one, with a mixture of three- and four-pane transom windows above each. Three windows in west-facing dormer, with a semi-circular window above the central window. Two rectangular windows on the north end of the second storey, with decorative panes in each upper half that are pointed at the ends. Long horizontal, rectangular window on the south end of the second storey with decorative panes.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Foursquare design A: Theme – Owner/builders</p> | |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> | |
| <p>Period of Significance (POS)</p> | <p>1913 (Style) 1913 - 1922 (Theme)</p> | |

| | |
|---|--|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame construction with Foursquare design • Wood shingle siding on front porch, second floor, and triangle dormers • Hipped roof with three large triangle dormers facing north, south and west • Fascia original and multi-board deep • Three-panel window with central semi-circular window set into west-facing gable • Enclosed front verandah with 6 rectangular, 1 over 1 windows; a mixture of three-and four-paned transom windows above each of the 6 main windows; and a four pane transom over the front screen door • Two rectangular windows on the north end of the second storey, with decorative panes in each upper half that are pointed at the ends • Long horizontal, rectangular window on the south end of the second storey with decorative panes |
| Integrity Criteria | <p>The overall integrity of this building is somewhat satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, although some windows (but not elements of the frames) have been changed, some vinyl siding has been added on the first storey, and modern roofing materials are used</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of some new vinyl siding on the first floor (although shingles on upper storey appear original), some new windows, and new doors with some original frames</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of new roofing materials, some new vinyl siding and windows, and new doors</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1912 one and one-half storey Miller residence has Arts and Crafts design influences. It is wood frame construction with horizontal wood siding. The structure has a steeply pitched gable roof, and features an oriel window on the façade. Soffits and fascia are original board, as are the roof brackets. There are shed dormers with shingle siding on both the north and south sides. The window on the lower level of the façade is rectangular, with a central window with 4 panes, and 1 over 1 sidelights on both sides. The north side shed dormer has one rectangular window, and one small lead-paned horizontal window near the base of the dormer. An open verandah with three pillar supports runs the width of the façade. The residence is located on a quiet residential street in Alberta Avenue, which is a working class neighbourhood that is now being revitalized.

Heritage Value

The Miller residence is significant for its Arts and Crafts influences, the use of shingles and horizontal wood siding, and for its association with a long-term occupant who typified middle class residents who came to the neighbourhood in the interwar years.

Design elements include deep soffits and fascia, roof brackets, and an open verandah with pillar supports. The gable roof has a shed dormer on each of the north and south sides. A window on the lower level of the façade has 4 panes, and 1 over 1 sidelights on both sides. There is an oriel window on the façade above the verandah. The Miller residence is one of a large number of one and one-half storey Arts and Crafts-influenced residences built in the neighbourhood in the first quarter of the 20th century, and therefore demonstrates the popularity of this style in the early days of Alberta Avenue.

The Miller residence was constructed following application for a building permit at the site on September 29, 1911 (name on permit illegible). The first resident was Joseph W. Turner in 1912. The house was lived in by a number of individuals, until Cecil J. Miller took residence in 1920. Miller, an employee of Canadian National Express, lived here until 1953. The many changes in occupants between 1912 and 1920 reflects the fact that many houses built by contractors immediately before the real estate crash of 1913 were on the rental market fairly regularly afterwards.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1912 one and one-half storey Miller residence include:

- Wood frame construction with Arts and Crafts influences
- Original horizontal and shingle wood siding
- Steeply pitched gable roof with east and west-facing gables
- Original roof brackets
- Fascia and soffits original and multi-board deep
- North and south-facing shed dormers
- Small rectangular leaded window in lower portion of north dormer
- Oriel window on façade above verandah
- Front verandah with three supporting pillars




>> North elevation



>> Window and roof detail



>> Front verandah entrance

| | |
|--|--|
| <p>Description</p> |  <p>The 1912 one and one-half storey Miller residence has Arts and Crafts design influences. It is wood frame construction with horizontal wood siding. The structure has a steeply pitched gable roof, and features an oriel window on the façade. Soffits and fascia are original board, as are the roof brackets. There are shed dormers with shingle siding on both the north and south sides. The window on the lower level of the façade is rectangular, with a central window with 4 panes, and 1 over 1 sidelights on both sides. The north side shed dormer has one rectangular window, and one small lead-paned horizontal window near the base of the dormer. An open verandah with three pillar supports runs the width of the façade.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Arts and Crafts influence A: Theme – Early residential development</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| <p>Period of Significance (POS)</p> | <p>1912 (Style) 1912 (Theme)</p> |

11522-95A Street Miller Residence

| | |
|---|---|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame construction with Arts and Crafts influences • Original horizontal and shingle wood siding • Steeply pitched gable roof with east and west-facing gables • Original roof brackets • Fascia and soffits original and multi-board deep • North and south-facing shed dormers • Small rectangular leaded window in lower portion of north dormer • Oriel window on façade above verandah • Front verandah with three supporting pillars |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, although some windows and doors may have been replaced</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of new roofing materials, possibly some new windows, and new doors</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of new roofing materials, possibly some new windows, and new doors</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1914 two-storey City of Edmonton Kinistino Garage is a brick garage with office space on the second floor, built to a rectangular plan with a slightly curved roof. The modern addition fronting 96 Street is not being considered at this time. A three-stepped brick parapet rising to a fourth, central element characterizes the east and west elevations, and is surmounted by white capstone. A plain brick parapet with white capstone is also found on the north and south elevations. Five garage bay doors are located on the north elevation, above which are located nine 3 over 3 windows, recessed between 6 shallow brick pilasters which flank the ground level garage door openings and extend above them. Two-level corbelling is found on the recessed panels above the windows. The nine 3 over 2 windows all feature brick voussoirs and concrete lug sills. A second-floor door is located on the north elevation, as is a ground level entrance. The building also features English bond brickwork, where there are alternating courses of stretchers and headers. The garage shares a lot enclosed by chain link fence with a later period City of Edmonton City Fleet Maintenance Garage building. The overall complex is currently used by Canada Post. The City of Edmonton Kinistino Garage is situated on a busy commercial route bordering the residential portion of the McCauley neighbourhood.

Heritage Value

The City of Edmonton Kinistino Garage is significant for its brick construction, and its association with Kinistino Avenue, a principal commercial route in Edmonton in 1914. It is also a very visible reminder of the work of Edmonton architect Allan M. Jeffers, who practiced in Edmonton between April 1907 and 1923. Jeffers became Chief Architectural Draughtsman for the Alberta Department of Public Works on May 1, 1907, and was appointed Provincial Architect by September of that year. On January 18, 1912, he was appointed the first City Architect of the new City Architecture Department. He held the position until November 15, 1913, when the department was abolished. He then resumed the position on February 10, 1914, when the position was reinstated. He later practiced privately in Edmonton, Prince Rupert, and California.

The two-storey City of Edmonton Kinistino Garage is valued aesthetically for its use of brick (in particular English bond brickwork), as well as architectural details such as the brick parapets around the elevations, and windows distinguished by voussoirs and cement lug sills.

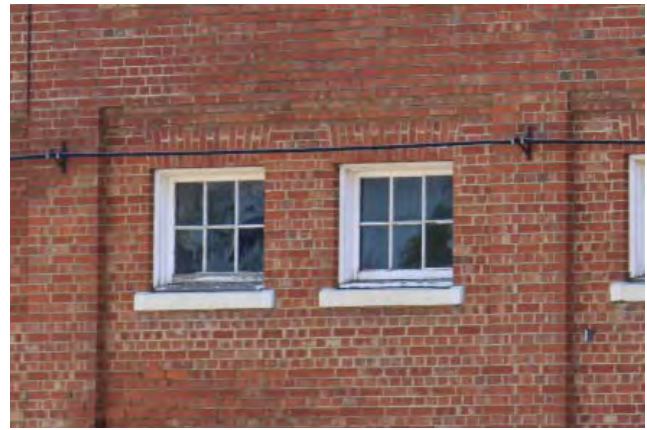
The two-storey brick City of Edmonton Kinistino Garage was constructed following an application by the City of

Edmonton for a building permit at the site on May 29, 1914. The City of Edmonton was indicated as architect, strongly suggesting that Jeffers, who had returned as City Architect on February 10, 1914, was the architect. A blueprint survives, dated May 4, 1914, with similarities but also significant differences from the structure as built, suggesting that the financial downturn of 1913 and impending European war led to budget constraints for this project.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1914 City of Edmonton Kinistino Garage include:

- Two-storey brick construction (in English bond brickwork) built to a rectangular floor plan
- Original brick exterior
- Stepped parapet with white capstone on east and west-facing elevations
- Plain brick parapet with white capstone on north and south elevations
- Original nine 3 over 3 windows on north elevation windows, with voussoirs and cement lug sills
- North elevation garage doors
- Six brick pilasters which flank the ground level garage door openings




>> Window detail



>> Roof detail



>> North elevation

| | |
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| <p>Description</p> |  <p>The 1914 two-storey City of Edmonton Kinistino Garage is a brick garage with office space on the second floor, built to a rectangular plan with a slightly curved roof. The modern addition fronting 96 Street is not being considered at this time. A three-stepped brick parapet rising to a fourth, central element characterizes the east and west elevations, and is surmounted by white capstone. A plain brick parapet with white capstone is also found on the north and south elevations. Five garage bay doors are located on the north elevation, above which are located nine 3 over 3 windows, recessed between 6 shallow brick pilasters which flank the ground level garage door openings and extend above them. Two-level corbelling is found on the recessed panels above the windows. The nine 3 over 2 windows all feature brick voussoirs and concrete lug sills. A second-floor door is located on the north elevation, as is a ground level entrance. The building also features English bond brickwork, where there are alternating courses of stretchers and headers.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Brick municipal structure designed by A.M. Jeffers A: Theme – City of Edmonton growth and development</p> |
| <p>Context</p> | <p>Located on enclosed City of Edmonton lot on a busy commercial street</p> |
| <p>Period of Significance (POS)</p> | <p>1914 (Style) 1914 – 2011 (Theme City of Edmonton) 1914 (Allan M. Jeffers)</p> |

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| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Two-storey brick construction (in English bond brickwork) built to a rectangular floor plan • Original brick exterior • Stepped parapet with white capstone on east and west-facing elevations • Plain brick parapet with white capstone on north and south elevations • Original nine 3 over 3 windows on north elevation windows, with voussoirs and cement lug sills • North elevation garage doors • Six brick pilasters which flank the ground level garage door openings |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of the adjacent former City of Edmonton Fleet Maintenance Garage building (now used by Canada Post)</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed over the years, with the exception of the adjacent former City of Edmonton Fleet Maintenance Garage building (now used by Canada Post)</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, except for some new windows and doors</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have changed, due to the addition of the former City of Edmonton Fleet Maintenance garage building</p> |



>> Front view

Description of Historic Place

The 1941 one storey Phyllis Grocery is a wood frame and stucco structure built to a basic rectangular floor plan, with a stepped façade rising to the front gable peak. It has a medium pitch gable roof, with a brick chimney. A recessed central front door is flanked by two large windows, which cover most of the ground floor façade, and surmounted by a shallow drip line. The front windows each consist of three panels, each with a 1 over 1 arrangement. Three decorative horizontal sills accent the upper stepped façade. A side door on the south elevation has a semicircular stucco awning above it. The building features a typical boomtown façade.

Heritage Value

The Phyllis Grocery is significant as a surviving example of a type of commercial building often integrated into a residential area, once common in Edmonton but now difficult to find intact.

The Phyllis Grocery is valued aesthetically for its distinctive corner grocery appearance, still largely intact.

It features a simple and functional commercial design, and also includes a typical boomtown façade.

The Phyllis Grocery was built in 1941, when William Ewanchaw also lived here. The following year Mrs. W. Black moved in and operated a grocery store here for one year.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1941 Phyllis Grocery include:

- One storey wood frame and stucco structure built to a basic rectangular floor plan
- Stepped façade rising to front gable peak
- Medium pitch gable roof
- Brick chimney
- Recessed central front entrance
- Front door flanked by two large windows covering most of the ground floor façade
- Front windows surmounted by a shallow drip line

- Front windows consisting of three panels in a 1 over 1 arrangement
- Three decorative horizontal “sills” accenting the upper stepped façade
- Side door on south elevation with a semicircular stucco awning above it
- Typical boomtown façade



>> Boomtown façade detail



>> Window and door detail



>> View from street - south elevation

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| <p>Description</p> |  <p>The 1941 one storey Phyllis Grocery is a wood frame and stucco structure built to a basic rectangular floor plan, with a stepped façade rising to the front gable peak. It has a medium pitch gable roof, with a brick chimney. A recessed central front door is flanked by two large windows, which cover most of the ground floor façade, and surmounted by a shallow drip line. The front windows each consist of three panels, each with a 1 over 1 arrangement. Three decorative horizontal sills accent the upper stepped façade. A side door on the south elevation has a semicircular stucco awning above it.</p> |
| <p>Significance Criteria</p> | <p>A: Theme – Early corner grocery</p> |
| <p>Context</p> | <p>Located on a commercial street among residences</p> |
| <p>Period of Significance (POS)</p> | <p>1941 (Corner grocery)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • One storey wood frame and stucco structure built to a basic rectangular floor plan • Stepped façade rising to front gable peak • Medium pitch gable roof • Brick chimney • Recessed central front entrance • Front door flanked by two large windows covering most of the ground floor façade • Front windows surmounted by a shallow drip line • Front windows consisting of three panels in a 1 over 1 arrangement • Three decorative horizontal “sills” accenting the upper stepped façade • Side door on south elevation with a semicircular stucco awning above it • Typical boomtown façade |

| | |
|---------------------------|--|
| Integrity Criteria | The overall integrity of this building is satisfactory |
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, except for some new windows and the use of modern roofing materials |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, except for some new windows and the use of modern roofing materials |
| 5. Workmanship | The authentic workmanship of the building is satisfactory, except for some new windows and the use of modern roofing materials |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have changed over the years, and while it has served multiple uses it retains its obvious purpose-built character |



>> Front view

Description of Historic Place

The 1916 one storey Curtis residence is a small brick bungalow with a medium pitch roof and front shed dormer located above an open verandah supported by four tapered wood pillars. Shingles are used on the shed dormer and verandah. Soffits and fascia are original wood. The shed dormer has a tripartite window with double-hung 1 over 1 sash windows. All windows and frames are original.

Heritage Value

The Curtis residence is significant for its brick construction in a modest working-class dwelling, and its long association with the Curtis family. George W. Curtis, a real estate insurance agent, was the first occupant, from 1916 until 1922. Mrs. Lilly Curtis, also a real estate

agent and postmistress, then is intermittently listed at the address from 1923 until 1943, after which other members of the Curtis family continued to live here until the present. This house is also representative of the many smaller working class residences built in the area at this time.

The one storey Curtis residence is valued aesthetically for its brick construction, and for its original materials. Design elements include a medium pitch roof and front shed dormer located above an open verandah supported by four tapered wood pillars. Shingles are used on the shed dormer and verandah. Soffits and fascia are original wood. The shed dormer has a tripartite window with double-hung 1 over 1 sash windows. All windows and frames are original.

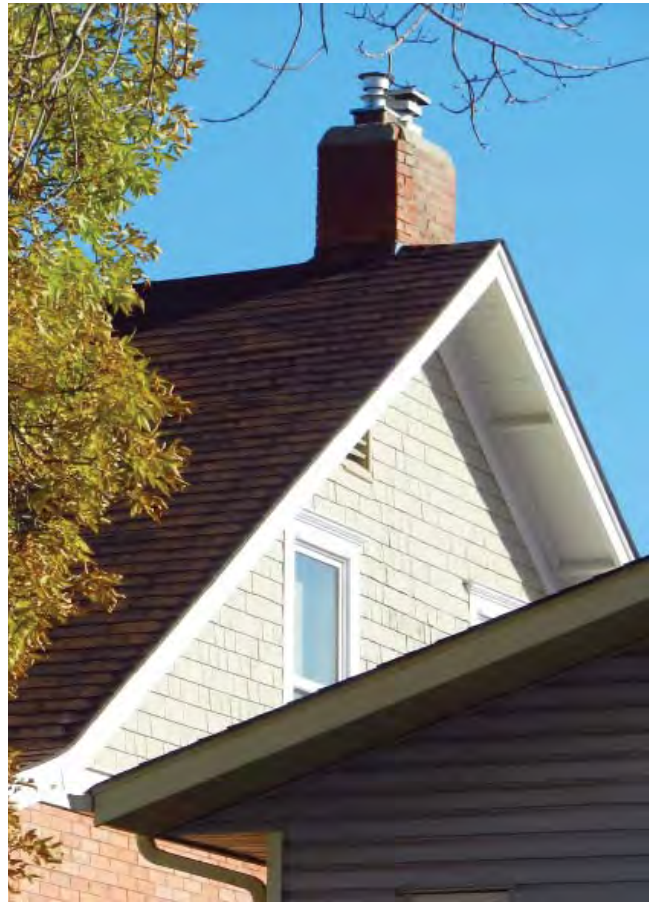
Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1916 Curtis residence include:

- Brick construction
- Open front verandah with closed railing and four tapered wooden pillars
- Shingles on shed dormer and open front verandah
- Medium pitch gable roof with original wood fascia and soffits
- Tripartite window with double-hung 1 over 1 sashes in shed dormer
- Brick chimney




>> Dormer detail



>> West roofline and chimney



>> Verandah detail

| | | |
|---|---|---|
| Description |  | <p>The 1916 one storey Curtis residence is a small brick bungalow with a medium pitch roof and front shed dormer located above an open verandah supported by four tapered wood pillars. Shingles are used on the shed dormer and verandah. Soffits and fascia are original wood. The shed dormer has a tripartite window with double-hung 1 over 1 sash windows. All windows and frames are original.</p> |
| Significance Criteria | <p>C: Style – Early working-class bungalow A: Theme – Wartime construction</p> | |
| Context | <p>Located on a single city lot on a quiet residential street</p> | |
| Period of Significance (POS) | <p>1916 (Style) 1914 – 1918 (Theme - First World War)</p> | |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Brick construction • Open front verandah with closed railing and four tapered wooden pillars • Shingles on shed dormer and open front verandah • Medium pitch gable roof with original wood fascia and soffits • Tripartite window with double-hung 1 over 1 sashes in shed dormer • Brick chimney | |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> | |
| 1. Location | <p>Location of the building has not changed</p> | |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of modern roofing materials and a new door, and possibly some new windows</p> | |

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| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of modern roofing materials and a new door, and possibly some new windows |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of modern roofing materials and a new door, and possibly some new windows |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1911 one storey Miller residence is a bungalow design. It is wood frame construction with horizontal wood siding. It has a hipped roofline with a front-facing hipped dormer. Soffits and fascia are original wood.

There is a tripartite window on the front façade, with a central 9 over 1 panel, with flanking 6 over 1 vertical lights. The enclosed front porch at the northeast corner has an original front door and door frame with side windows and a transom with 8 panes above. There is a 4-paned transom above 2 vertical window panes on the north elevation of the porch. The residence is located on a quiet residential street in Alberta Avenue, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The Miller residence is significant for its early wood frame construction, and for its association with the

builder R.W. Killips. The long term resident Arthur G. Miller, who worked for Twin City Transport, Canadian National Railway and the Alberta Liquor Control Board, was typical of the early residents of middle-class working neighbourhoods such as Alberta Avenue.

The one storey Miller residence is valued aesthetically as an early surviving bungalow type of residence. Such modest dwellings were popular in the area among working class occupants. Design elements include the hipped roof with front central dormer with projecting eaves, and an enclosed corner porch with transom windows on the east and north elevations. The building features original soffits and fascia, as well as original doors and windows, which are typically oriented with several panes over one central pane. The Miller residence is one of a large number of modest frame bungalows built in the neighbourhood in the first quarter of the 20th century during the boom and bust building cycle, and demonstrates the popularity of this type of house in the early days of the Alberta Avenue neighbourhood.

The one storey residence was constructed following application for a building permit at the site on May 1, 1911 by R.W. Killips, owner and contractor. Arthur G. Miller resided here from 1925 to 1973.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1911 Miller residence include:

- One storey wood frame construction bungalow
- Original horizontal wood siding
- Hipped roof with original wood fascia and soffits
- Central dormer window with hipped roof and projecting eaves on front façade
- Tripartite window on the front façade, with a central 9 over 1 panel, with flanking 6 over 1 vertical lights
- Front corner porch enclosed with original door and windows, transom windows on east and north elevations
- Chimney with decorative plaster cladding




>> Chimney and dormer



>> Front window



>> Enclosed porch

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| <p>Description</p> |  <p>The 1911 one storey Miller residence is a bungalow design. It is wood frame construction with horizontal wood siding. It has a hipped roofline with a front-facing hipped dormer. Soffits and fascia are original wood. There is a tripartite window on the front façade, with a central 9 over 1 panel, with flanking 6 over 1 vertical lights. The enclosed front porch at the northeast corner has an original front door and door frame with side windows and a transom with 8 panes above. There is a 4-paned transom above 2 vertical window panes on the north elevation of the porch.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Early frame bungalow A: Theme – Early residential development</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| <p>Period of Significance (POS)</p> | <p>1911 (Style) 1911 (Theme)</p> |

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| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One storey wood frame construction bungalow • Original horizontal wood siding • Hipped roof with original wood fascia and soffits • Central dormer window with hipped roof and projecting eaves on front façade • Tripartite window on the front façade, with a central 9 over 1 panel, with flanking 6 over 1 vertical lights • Front corner porch enclosed with original door and windows, transom windows on east and north elevations • Chimney with decorative plaster cladding |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of modern roofing material and new front steps and railings</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of modern roofing material and new front steps and railings</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of modern roofing material and new front steps and railings</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1909 one storey Settle residence is a small one storey bungalow with a slightly bellcast hip roof. The building has shingles on the lower half of the walls and horizontal wood siding on the upper half of the walls. There is a front-facing porch with a gable with flared eaves, shingles in the peak, and decorative fascia. There is a one over one window on either side of the front porch entrance, with replaced glass but likely original frames. The porch was likely enclosed at a later time. The residence is built on grade. There is an original brick chimney. The residence is located on a quiet residential street in Alberta Avenue, a working class neighbourhood in the early 1900s that is presently undergoing revitalization.

Heritage Value

The Settle residence, a one storey bungalow, is significant for its early date of construction as part of the working class neighbourhood of Alberta Avenue.

The one storey Settle residence is valued aesthetically for its simple bungalow design. This was a popular design in the early 20th century, particularly in working class neighbourhoods. Design elements included the use of horizontal wood siding, with shingles on the lower half of walls and in the peak over the front porch. The building also features a slightly bellcast hip roof and flared eaves on the front porch. The Settle residence is typical of the earliest small bungalows built in working class neighbourhoods such as Alberta Avenue.

The Settle residence first appears in the *Hendersons' Edmonton Directory* in 1909 at 221 York Street. The first occupant was Rupert Settle, who was listed as a warehouseman for Alberta Milling Company. Settle lived in the house until 1911.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1909 one storey Settle residence include:

- Slightly bellcast hipped roof
- Central front porch, with gable roof and flared eaves
- Decorative fascia on porch
- Horizontal wood siding on upper half of walls, shingles on lower half of walls and in peak of gable roof
- Foundation on grade
- Brick chimney



>> Front porch with decorative fascia



>> View from back lane

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| Description |  <p>The 1909 one storey Settle residence is a small one storey bungalow with a slightly bellcast hip roof. The building has shingles on the lower half of the walls and horizontal wood siding on the upper half of the walls. There is a front-facing porch with a gable with flared eaves, shingles in the peak, and decorative fascia. There is a one over one window on either side of the front porch entrance, with replaced glass but likely original frames. The porch was likely enclosed at a later time. The residence is built on grade. There is an original brick chimney.</p> |
| Significance Criteria | <p>C: Style – Bungalow A: Theme - Early residential development</p> |
| Context | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| Period of Significance (POS) | <p>1909 (Style) 1909 (Theme)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Slightly bellcast hipped roof • Central front porch, with gable roof and flared eaves • Decorative fascia on porch • Horizontal wood siding on upper half of walls, shingles on lower half of walls and in peak of gable roof • Foundation on grade • Brick chimney |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |

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| 2. Design | The design of the building has not significantly changed, with the exception of the porch being partially enclosed, new windows, a new door, and new roofing materials |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of the porch being partially enclosed, new windows, a new door, and new roofing materials |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of the porch being partially enclosed, new windows, a new door, and new roofing materials |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1912 one and one-half storey Rennie residence is a bungalow design with Craftsman-style influences. It is wood frame construction with original horizontal wood siding. The medium pitch, front-facing gable roof is slightly bellcast with exposed rafters. Soffits, fascia, shingles and brackets are original wood. The main window in the lower half of the front façade is a tripartite format, consisting of a central panel, 18 over 2, with side panels, each 15 over 1. There is a three-panel window, each panel having 16 panes, in the front peak. Wood pillars support the open front verandah. The house retains its original front door and doorframe. This residence is located on a quiet residential street in Alberta Avenue neighbourhood, a working class area during the early 1900s that is now being revitalized.

Heritage Value

The Rennie residence is significant for its Craftsman-style influences, and for its association with the long term resident John Rennie, who worked at the Royal Alexandra Hospital as a laundryman, rising to become superintendent of that department. He was typical of the early residents of middle-class working neighbourhoods such as Alberta Avenue.

Design elements include the medium pitch, front-facing gable roof, which is slightly bellcast, and has exposed rafters. There are original roof brackets, soffits, shingles and fascia. There is a tripartite window on the lower level of the façade, and a three-panel window in the front gable. There is an open front verandah supported by wood pillars. The Rennie residence, built in the Alberta Avenue area in the first quarter of the 20th century during the boom and bust building cycle, demonstrates the popularity of this type of house in the early days of Alberta Avenue.

The one and one-half storey residence was constructed following application for a building permit at the site on July 3, 1912, by G.E. Lane, owner and contractor. John Rennie resided here from 1927 to 1980.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1912 Rennie residence include:

- One and one-half storey wood frame construction bungalow with Craftsman-style influences
- Original horizontal wood siding with decorative fishscale shingles in the peak of the front gable
- Medium pitch, slightly bellcast gable roof with original wood fascia and soffits
- Tripartite window on front façade, consisting of a central panel, 18 over 2, with side panels, each 15 over 1
- Three-panel window, each panel having 16 panes, in peak of the front gable
- Front full-width open verandah, with open railing, supported by square pillars
- Original door and doorframe




>> Front window detail



>> Front verandah



>> Rear view from back lane

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| <p>Description</p> |  <p>The 1912 one and one-half storey Rennie residence is a bungalow design with Craftsman-style influences. It is wood frame construction with original horizontal wood siding. The medium pitch, front-facing gable roof is slightly bellcast with exposed rafters. Soffits, fascia, shingles and brackets are original wood. The main window in the lower half of the front façade is a tripartite format, consisting of a central panel, 18 over 2, with side panels, each 15 over 1. There is a three-panel window, each panel having 16 panes, in the front peak. Wood pillars support the open front verandah. The house retains its original front door and doorframe.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Early wood frame bungalow, Craftsman-style influences A: Theme – Prewar construction boom</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of Alberta Avenue</p> |
| <p>Period of Significance (POS)</p> | <p>1912 (Style) 1912 (Theme)</p> |

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| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One and one-half storey wood frame construction bungalow with Craftsman-style influences • Original horizontal wood siding with decorative fishscale shingles in the peak of the front gable • Medium pitch, slightly bellcast gable roof with original wood fascia and soffits • Tripartite window on front façade, consisting of a central panel, 18 over 2, with side panels, each 15 over 1 • Three-panel window, each panel having 16 panes, in peak of the front gable • Front full-width open verandah, with open railing, supported by square pillars • Original door and doorframe |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of some new windows and new roofing materials</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of some new windows and new roofing materials</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of some new windows and new roofing materials</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1910 two-storey Cameron Block is a brick commercial building with a flat roof built to a rectangular plan. The roofline has a simple low parapet, with a projecting metal cornice on the west and south elevations. Brick corbelling underlines the roofline on the façade and south elevation. Shallow pilasters divide the façade into two sections, and the south elevation into four, with recessed windows set within each second floor section. The recessed façade panels have been filled with concrete or stucco panels. Second-floor windows on the south elevation are recessed, with brick voussoirs, keystones, and concrete lug sills. Two semi-circular recessed windows are located on the ground floor of the south elevation. A boarded window remains behind the midlevel of the exterior fire escape affixed to the south elevation. The recessed front entrance and all windows have been covered or replaced. A flagstaff extends horizontally above the offset main entrance. A one-floor rear addition was built at the southeast corner, possibly at a later date than the main

construction. The Cameron Block is situated at a busy commercial intersection on 97 Street and 105A Avenue.

Heritage Value

The Cameron Block is significant for its brick construction and its association with Namayo Avenue, which with Jasper Avenue, was the principal commercial thoroughfare in Edmonton in 1910. It is also a very visible reminder of the work of Edmonton architect J.H. Rudy, who practiced in Edmonton between 1909 and 1914. Herbert E. Thompson, a druggist, operated the first business venture at this location. Humphrey Percy, a violinist and music instructor, lived here from 1924 until 1942.

The two-storey Cameron Block is valued aesthetically for its use of brick, as well as architectural details such as its metal cornice and windows distinguished by brick voussoirs, keystones, and cement lug sills. The south elevation features recessed panels with brick corbelling above the windows.

The two-storey brick Cameron Block was constructed following application by A.A. Cameron for a building permit at the site on July 11, 1910. J.H. Rudy was the architect. Rudy arrived in Edmonton in 1909, and was established with the partnership Rudy and Morris in 1910. Rudy had 20 years experience as an architect,

including work in New York City with architects like Stanford White. From 1911 until 1914 Rudy continued his practice alone in the Alexander Block. The Cameron Block represents the work of Rudy and Morris. Rudy left Edmonton in 1914, with the outbreak of the First World War.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1910 Cameron Block include:


- Two-storey brick construction
- Original brick evident except on second floor of façade, some of which has been covered over with concrete or stucco panels
- Metal cornice on façade and south elevation
- Original window openings, some with brick voussoirs, keystones, and cement lug sills
- Recessed panels with brick corbelling above the windows on south elevation



>> South west cornice



>> South elevation

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| <p>Description</p> |  <p>The 1910 two-storey Cameron Block is a brick commercial building with a flat roof built to a rectangular plan. The roofline has a simple low parapet, with a projecting metal cornice on the west and south elevations. Brick corbelling underlines the roofline on the façade and south elevation. Shallow pilasters divide the façade into two sections, and the south elevation into four, with recessed windows set within each second floor section. The recessed façade panels have been filled with concrete or stucco panels. Second-floor windows on the south elevation are recessed, with brick voussoirs, keystones, and concrete lug sills. Two semi-circular recessed windows are located on the ground floor of the south elevation. A boarded window remains behind the midlevel of the exterior fire escape affixed to the south elevation. The recessed front entrance and all windows have been covered or replaced. A flagstaff extends horizontally above the offset main entrance. A one-floor rear addition was built at the southeast corner, possibly at a later date than the main construction.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Brick commercial structure A: Theme – Prewar construction boom A: Theme – Combined commercial/residential use</p> |
| <p>Context</p> | <p>Located on a single city corner lot on a busy commercial street</p> |
| <p>Period of Significance (POS)</p> | <p>1910 (Style) 1910 – 1913 (Theme)</p> |

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| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Two-storey brick construction • Original brick evident except on second floor of façade, some of which has been covered over with concrete or stucco panels • Metal cornice on façade and south elevation • Original window openings, some with brick voussoirs, keystones, and cement lug sills • Recessed panels with brick corbelling above the windows on south elevation |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is compromised</p> |
| <p>1. Location</p> | <p>Location of the building has not changed</p> |
| <p>2. Design</p> | <p>The design of the building has not significantly changed, with the exception of new windows and doors (replaced or covered), significant modifications to the ground floor of the façade, and a possible later addition at the rear</p> |
| <p>3. Environment</p> | <p>The environment or surroundings have not significantly changed</p> |
| <p>4. Materials</p> | <p>The authentic materials of the building have not changed, with the exception of new windows and doors (replaced or covered), significant modifications to the ground floor of the façade, and a possible later addition at the rear</p> |
| <p>5. Workmanship</p> | <p>The workmanship of the building is authentic, with the exception of new windows and doors (replaced or covered), significant modifications to the ground floor of the façade, and a possible later addition at the rear</p> |
| <p>6. Feeling</p> | <p>The feeling of the building has not changed</p> |
| <p>7. Association</p> | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1929 one-storey Safeway Store is a brick commercial structure built to a rectangular floor plan, and has a flat roof. Decorative brick pillars define the building's corners, and three ornamental caps, each characterized by four steep pitch gables, are found on the façade and north elevation. Six brick pilasters delineate the north elevation, terminating in decorative capstones. The Safeway Store is built on grade. There is a shaped wood cornice along the façade and a portion of the north elevation. All original windows have been replaced, while the entire façade located between the corner pillars and below the cornice line has been covered in metal sheeting.

Heritage Value

This commercial structure is significant as the last surviving original Safeway store built in Edmonton during 1929.

The Safeway Building is valued aesthetically for its distinctive brick "Safeway" design, its landmark status in an important commercial zone, and its association with prominent Edmonton architect W.G. Blakey. Architectural details such as its distinctive wood cornice, brick pilasters, and decorative corner pillars, were added as part of a 1956 renovation of the building, discussed below.

The brick commercial structure was constructed following application on August 21, 1929, for nine building permits to build grocery stores throughout Edmonton by John Schneider. W.G. Blakey was the architect of record on the building permit applications. Permanent Construction Company was the contractor. J.W. Allen, district manager for Safeway Stores, Ltd., announced on July 31, 1929, that 18 stores were to be constructed in the Edmonton district by the end of that year. Ten Safeway stores had opened in Edmonton by that November. The first five officially opened on

November 21, 1929, and the remaining five were opened by the end of the month. "In each case," the *Edmonton Bulletin* reported on July 31, 1929, "a new building will be erected of modern design, all of one storey brick construction, and ranging in width from 30 to 50 feet". Ross Stanley designed renovations for the store, dated March 26, 1956. These plans included mostly interior changes to modernize the store, and included face brick No. 1 (red face) to match the existing brick, and batt or blanket insulation to be used on filled-in sections of the existing wall. Existing windows on the north elevation were bricked in at the time.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1929 Safeway Store include:

- One-storey brick commercial structure built to a rectangular floor plan
- Shaped wood cornice along the façade and a portion of the north elevation
- Decorative brick pillars defining corners, with ornamental caps, each characterized by four steep pitch gables




>> Cap detail



>> Rear of building



>> North west corner of building

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| Description |  <p>The 1929 one-storey Safeway Store is a brick commercial structure built to a rectangular floor plan, and has a flat roof. Decorative brick pillars define the building's corners, and three ornamental caps, each characterized by four steep pitch gables, are found on the façade and north elevation. Six brick pilasters delineate the north elevation, terminating in decorative capstones. The Safeway Store is built on grade. There is a shaped wood cornice along the façade and a portion of the north elevation. All original windows have been replaced, while the entire façade located between the corner pillars and below the cornice line has been covered in metal sheeting.</p> |
| Significance Criteria | <p>A: Theme – Prewar construction boom; development of Safeway Store franchise C: Style - Early commercial development</p> |
| Context | <p>Located on a single city corner lot on a busy commercial street</p> |
| Period of Significance (POS) | <p>1929 (Style) 1929 (Theme - Safeway Stores) 1929 - 1956 (Use as Safeway Store until renovation)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One-storey brick commercial structure built to a rectangular floor plan • Shaped wood cornice along the façade and a portion of the north elevation • Decorative brick pillars defining corners, with ornamental caps, each characterized by four steep pitch gables |
| Integrity Criteria | <p>The overall integrity of this building is compromised</p> |
| 1. Location | <p>Location of the building has not changed</p> |

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| 2. Design | The design of the building has significantly changed, primarily the north and east elevations, as part of a renovation in 1956 |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have changed, with new windows, bricked-in windows, changed doors, first floor brick cladding, and metal sheeting below the cornice |
| 5. Workmanship | The authentic workmanship of the building has been compromised |
| 6. Feeling | The feeling of the building has changed, although the distinctive Safeway pediment retains a unique quality |
| 7. Association | The associations of the building have not changed; it continued to operate as a grocery store into the 1970s, and is still used for retail purposes |



>> Front view

Description of Historic Place

The 1906 one storey Falkenberg residence is a brick construction bungalow with a rectangular plan form. The brick is painted grey at this time. The hipped roof has dormers on the east, south, and west facing slopes. The dormers on the east and west slopes of the roof have gable pediments, while the one on the south slope has a shed roof. All three dormers extend from the ridge line of the main roof. Soffits and fascia are replaced. Windows and doors have four course brick voussoirs with the upper two courses comprising slightly projecting bricks painted half grey/half red in an alternating pattern. Windows have cement lug sills. The residence is located on a major thoroughfare. This street, formerly Namayo, has always been a major route. The area is now a mixed commercial use district.

Heritage Value

The Falkenberg residence is significant for its early date of construction, for its use of brick, its location on one of the most important business thoroughfares

in Edmonton at the time of construction, and for the builder, L.B. Wood. The construction date of this building, 1906, makes it one of the earliest surviving examples of housing still extant in Edmonton.

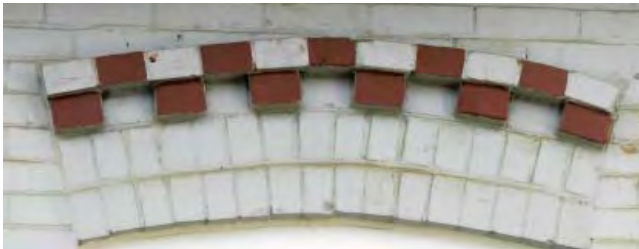
The one storey Falkenberg residence is valued aesthetically for its early construction, its use of brick, and the decorative voussoirs used over windows and doors. Windows have cement lug sills. Other design elements include the hipped roof with front and rear dormers with gable pediments. The shed dormer to the south was perhaps added later. This is a very early example of the solid residential building that occurred just before the brief 1907 collapse in Edmonton's market.

The one storey residence was constructed following an application for a building permit at the site on July 17, 1906. F.M. Falkenberg was listed as owner; L.B. Wood was listed as designer/builder. Frederick M. Falkenberg was the first occupant in 1907, and lived in the house until 1911.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1906 Falkenberg residence include:

- One storey brick construction bungalow, with Common bond brickwork
- Hipped roof
- Front and rear facing dormers with gable pediments
- Windows and doors have four course brick voussoirs with the upper two courses comprising slightly projecting bricks painted half grey/half red in an alternating pattern
- Cement lug window sills
- Brick chimney



>> Window detail



>> South elevation



>> Rear of residence

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| Description |  <p>One storey brick residence. The roof is hipped. There are front and rear facing dormers with gable pediments and a south facing dormer with a shed roof. Windows and doors have four course brick voussoirs with the upper two courses comprising slightly projecting bricks painted half grey/half red in an alternating pattern.</p> |
| Significance Criteria | <p>C: Style – Early brick bungalow A: Theme – Early residential building</p> |
| Context | <p>Located on a single city lot in a mixed use area of the McCauley neighbourhood</p> |
| Period of Significance (POS) | <p>1906 (Style) 1906 - 1907 (Theme)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • One storey brick construction bungalow, with Common bond brickwork • Hipped roof • Front and rear facing dormers with gable pediments • South facing dormer with shed roof • Windows and doors have four course brick voussoirs with the upper two courses comprising slightly projecting bricks painted half grey/half red in an alternating pattern • Cement lug window sills • Brick chimney |
| Integrity Criteria | <p>The overall integrity of this building is marginal</p> |
| 1. Location | <p>Location of the building has not changed</p> |

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| 2. Design | The design of the building has not significantly changed, although a shed dormer may have been added, a door has been placed in the front gable dormer, and a likely front porch/verandah has been removed |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of new windows, a south-facing shed dormer, and a new door in the front gable dormer |
| 5. Workmanship | The workmanship of the building is authentic with the exception of new windows, a south-facing shed dormer, and a new door in the front gable dormer |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1948 two-storey wood frame and stucco Blue Cross Animal Hospital has a complex plan form with original side kennels, and an original narrow two-storey projection on the southeast corner. The building also has a flat roof. A central vertical frontispiece rising from the entrance to just above the roofline characterizes the façade. Its central element is raised above the main component, accenting the restrained suggestion of verticality within the façade design. The main entrance, flanked by contoured glass block windows, is located at the base of the frontispiece. Four original windows, 1 over 2, are located within the centre of each quadrant of the façade, which are demarcated by the intersecting lines of the vertical frontispiece and horizontal signage projection located above the door. Standing at the busy intersection of 97 Street and 111 Avenue, the Blue Cross Animal Hospital remains a familiar sight for Edmontonians living in and travelling through the neighbourhood.

Heritage Value

Constructed in 1948, the Blue Cross Animal Hospital is significant as the first purpose-built small animal veterinary hospital in Edmonton. It was built to the highest standards of the day, providing full service for sick, diseased, or injured animals, mostly cats and dogs, but with facilities for more exotic pets as well. The hospital included an operating room, X-ray equipment, kennels, and isolation wards. Dr. Alex J. Rattray, born in Wainwright in 1919, decided to build the hospital “when Edmonton’s population increase pointed toward an increase among small pets in the city” (*Edmonton Journal* 27). Dr. Rattray attended veterinary college in Guelph, Ontario, from 1938 to 1942, and after graduation practiced veterinary medicine with his brother James E. Rattray in Edmonton. By the 1950s Dr. Alex Rattray was specializing in pre-race racehorse examinations, in which he subsequently specialized.

The two-storey wood frame and stucco Blue Cross Animal Hospital is valued aesthetically for its central

vertical frontispiece, rising from the entrance to just above the roofline, which characterizes the façade. Its central element is raised above the main component, accenting the restrained suggestion of verticality within the façade design. The main entrance, flanked by contoured glass block windows, is located at the base of the frontispiece. Four original windows, 1 over 2, are located within the centre of each quadrant of the façade which are demarcated by the intersecting lines of the vertical frontispiece and horizontal signage projection located above the door.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1948 Blue Cross Animal Hospital include:

- Wood frame and stucco construction with original side kennels, on the north and an original narrow two-storey projection on the southeast corner
- Flat roof
- Central vertical frontispiece rising from the entrance to just above the roofline; central element is raised above the main component
- Contoured glass block windows flanking front entrance
- Four original windows, 1 over 2, located within the centre of each quadrant of the façade, which are demarcated by the intersecting lines of the vertical frontispiece and horizontal signage projection located above the door
- Awnings above windows on façade
- Original window openings and frames
- Glass block window on north elevation



>> Front entrance



>> South elevation



>> Rear of building

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| Description |  <p>The 1948 two-storey wood frame and stucco Blue Cross Animal Hospital has a complex plan form with original side kennels, and an original narrow two-storey projection on the southeast corner. The building also has a flat roof. A central vertical frontispiece rising from the entrance to just above the roofline characterizes the façade. Its central element is raised above the main component, accenting the restrained suggestion of verticality within the façade design. The main entrance, flanked by contoured glass block windows, is located at the base of the frontispiece. Four original windows, 1 over 2, are located within the centre of each quadrant of the façade, which are demarcated by the intersecting lines of the vertical frontispiece and horizontal signage projection located above the door.</p> |
| Significance Criteria | <p>C: Style – Postwar construction A: Theme - Edmonton's first animal hospital E: Landmark - Landmark in neighbourhood</p> |
| Context | <p>The Blue Cross Animal Hospital is located on a busy intersection at the southeast corner of 97 Street and 111 Avenue, in the McCauley neighbourhood</p> |
| Period of Significance (POS) | <p>1948 (Style) 1948 - present (Theme – Animal Hospital) 1948 - present (Landmark)</p> |

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|---|---|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame and stucco construction with original side kennels, on the north and an original narrow two-storey projection on the southeast corner • Flat roof • Central vertical frontispiece rising from the entrance to just above the roofline; central element is raised above the main component • Contoured glass block windows flanking front entrance • Four original windows, 1 over 2, located within the centre of each quadrant of the façade, which are demarcated by the intersecting lines of the vertical frontispiece and horizontal signage projection located above the door • Awnings above windows on façade • Original window openings and frames • Glass block window on north elevation |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of some new windows and soffit under the horizontal signage projection</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of some new windows and soffit under the horizontal signage projection</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of some new windows and soffit under the horizontal signage projection</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Street view

Description of Historic Place

The 1944 one storey Hardin residence is a wood frame construction bungalow with original stucco siding. There is a medium pitch front-facing gable roof, and an enclosed front porch. There is two-tiered gable over the porch and front entryway. All windows have projecting stucco drip lines above that are original to the design. The windows on the façade have three panels, with a central panel and two sidelights, with panes divided upper and lower. The south side windows maintain a narrow vertical orientation. The porch area has side windows with two original vertical panels, in a 1 over 1 configuration. The door is recessed and has flanking sidelight window panels with three narrow vertical panes and horizontal lines across the top and bottom which are original. The front steps have original closed stucco railings. The chimney is original brick. The residence is located on a major arterial road, although its location in the Alberta Avenue neighbourhood was originally a more residential working class area.

Heritage Value

The Hardin residence is significant as an early example of stucco on wood frame construction, with the first occupant living in the property for a substantial period of time.

The one storey Hardin residence is valued aesthetically as an early example of stucco-covered wood frame construction, and the use of horizontal and vertical elements that are retained in the original windows and front porch railings. Design elements include the repeated gables of the roof, original stucco siding, the original stucco drip lines over windows, and the vertical emphasis of the windows. The Hardin residence is an early example of the stucco bungalows built in the Alberta Avenue neighbourhood at the end of the Second World War.

John Hardin is listed as the first occupant of this residence in the Edmonton *Henderson's* directory in 1944. Hardin was listed as a salesman for Hyman Satonore, and lived at this address from 1944 until 1963.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1944 one storey Hardin residence include:

- Wood frame construction bungalow, one storey
- Original stucco siding
- Front-facing gable roof
- Original windows with horizontal and vertical elements and original stucco drip lines above each window
- Recessed original front door is recessed with flanking sidelight window panels with three narrow vertical panes and horizontal lines across the top and bottom, which are also original
- Two-tiered gable roof over enclosed porch and entryway
- Original stucco enclosed railings
- Brick chimney



>> Front entry




>> Stucco detail



>> Front window north of entry



>> South elevation and chimney

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| Description |  <p>The 1944 one storey Hardin residence is a wood frame construction bungalow with original stucco siding. There is a medium pitch front-facing gable roof, and an enclosed front porch. There is two-tiered gable over the porch and front entryway. All windows have projecting stucco drip lines above that are original to the design. The windows on the front façade have three panels, with a central panel and two sidelights, with panes divided upper and lower. The south side windows maintain a narrow vertical orientation. The porch area has side windows with two original vertical panels, in a 1 over 1 configuration. The door is recessed and has flanking sidelight window panels with three narrow vertical panes and horizontal lines across the top and bottom which are original. The front steps have original closed stucco railings. The chimney is original brick.</p> |
| Significance Criteria | <p>C: Style – Wood frame construction with stucco siding A: Theme – Housing at the end of the Second World War</p> |
| Context | <p>Located on a single city lot on a busy commercial street in the neighbourhood of Alberta Avenue</p> |
| Period of Significance (POS) | <p>1944 (Style) 1944 (Theme)</p> |

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|---|---|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Wood frame construction bungalow, one storey • Original stucco siding • Front-facing gable roof • Original windows with horizontal and vertical elements and original stucco drip lines above each window • Recessed original front door is recessed with flanking sidelight window panels with three narrow vertical panes and horizontal lines across the top and bottom, which are also original • Two-tiered gable roof over enclosed porch and entryway • Original stucco enclosed railings • Brick chimney |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of new roofing materials and a newer screen door</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of new roofing materials and a newer screen door</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of new roofing materials and a newer screen door</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1946 two-storey Ukrainian National Home of Education has a simple rectangular plan form with a façade facing 98 Street. It is a stucco hall with a flat roof and full basement meeting area, distinguished by a strongly expressed façade and entrance surround suggesting Art Deco influences. A projecting white stucco central frontispiece rises to just above the roofline with its central element raised above the main vertical component, accentuating the verticality of the façade design. This impression is amplified by two flanking white stucco window surrounds, within which are vertical glass block composite windows rising to the upper level of the façade. A rectangular vertical window is located above the main entrance within the frontispiece. The main street-level two-leaf entrance door is recessed slightly within the frontispiece. Façade corners are marked by white quoins, which contrast with the brown stucco finish. Two flags are mounted just below the central front window. The Ukrainian National Home of Education, now the Ukrainian National

Federation Hall, is located on a quiet, mixed-use street in McCauley, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The Ukrainian National Home of Education is significant as a commission by prominent Edmonton architect Patrick Campbell-Hope, whose work was well known throughout Alberta following the Second World War. The building also represents the role of the Ukrainian-Canadian community in Edmonton, and exemplifies the importance of McCauley in the early social and political development of that community.

The two-storey stucco Ukrainian National Home of Education is valued aesthetically as a surviving example of the work of prominent architect Patrick Campbell-Hope. The 1946 building is a stucco hall with a flat roof, distinguished by a strongly-expressed façade and entrance surround suggesting Art Deco influences. A raised white stucco central frontispiece rises to just

above the roofline with its central element raised above the main vertical component, accentuating the verticality of the façade design. Two flanking white stucco window surrounds amplify this impression. Vertical glass block composite windows rising to the upper level of the façade add to the impression. Façade corners, marked by white quoins, contrast with the otherwise brown stucco finish.

The Ukrainian National Home of Education was constructed under a building permit dated March 1, 1946, issued to the Ukrainian National Home of Education for a “community hall.” Patrick Campbell-Hope is registered as the architect, and Daniel Balke as the contractor.

The use of this attractive hall for its entire existence as the Ukrainian National Home of Education, Ukrainian Recreation Hall, Ukrainian National Federation, and Ukrainian National Federation School exemplifies the growing importance of the Ukrainian-Canadian community within Edmonton, and specifically within the McCauley district in the period following the Second World War.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1946 two-storey Ukrainian National Home of Education include:

- Stucco walls
- Flat roof
- Strongly-expressed façade and entrance surround suggesting Art Deco influences
- Raised white stucco central frontispiece rising to just above the roofline with its central element raised above the main vertical component.
- Two white stucco window surrounds flanking the frontispiece, within which are vertical glass block composite windows rising to the upper level of the façade
- Rectangular vertical window within the frontispiece above main entrance
- Façade corners marked by white quoins, which contrast with the brown stucco finish



>> Front window above entrance



>> Glass block window

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| <p>Description</p> |  <p>The 1946 two-storey Ukrainian National Home of Education has a simple rectangular plan form with a façade facing 98 Street. It is a stucco hall with a flat roof and full basement meeting area, distinguished by a strongly expressed façade and entrance surround suggesting Art Deco influences. A projecting white stucco central frontispiece rises to just above the roofline with its central element raised above the main vertical component, accentuating the verticality of the façade design. This impression is amplified by two flanking white stucco window surrounds, within which are vertical glass block composite windows rising to the upper level of the façade. A rectangular vertical window is located above the main entrance within the frontispiece. The main street-level two-leaf entrance door is recessed slightly within the frontispiece. Façade corners are marked by white quoins, which contrast with the brown stucco finish. Two flags are mounted just below the central front window.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Architect Patrick Campbell-Hope A: Theme – Ukrainian National Home of Education A: Theme – Ukrainian-Canadian community in Edmonton</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet mixed use street in the neighbourhood of McCauley</p> |
| <p>Period of Significance (POS)</p> | <p>1946 (Style) 1946 (Theme)</p> |

| | |
|---|--|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Stucco walls • Flat roof • Strongly-expressed façade and entrance surround suggesting Art Deco influences • Raised white stucco central frontispiece rising to just above the roofline with its central element raised above the main vertical component • Two white stucco window surrounds flanking the frontispiece, within which are vertical glass block composite windows rising to the upper level of the façade • Rectangular vertical window within the frontispiece above main entrance • Façade corners marked by white quoins, which contrast with the brown stucco finish |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception a new front door and some new windows</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception a new front door and some new windows</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception a new front door and some new windows</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |

10802-99 Street Builders Supplies Ltd. Lumber Storage Building



>> Front view

Description of Historic Place

The 1950 one-storey Builders Supplies Ltd. lumber storage building has a rectangular floor plan (48 feet by 101 feet, 7 inches), with a curved truss-supported roof above an open interior space. The building slightly overlaps two irregular shaped lots (Lots 11-12, Block C, Plan 3867ET) facing 99 Street near the southwest corner of the intersection with 108A Avenue. Three elevations feature horizontal rows of grey asbestos shingles, while the north elevation is constructed of concrete block. The original 14-foot square, double wood doors are located at the centre of the east and west elevations, each featuring inset pilot doors, which are offset at the left side of the main doors. The south elevation includes seven vertical window openings rising from almost ground level to the roofline. Most are now boarded up, although there is evidence that some of the original windows survive behind the boarding. The building rests at grade on gravel fill.

Heritage Value

The Builders Supplies Ltd. lumber storage building is significant for its “Quonset”-style construction, which became popular as a type of cheap and affordable storage during the Second World War, and remained a popular choice of building construction during the postwar economic growth of Edmonton.

The Builders Supplies Ltd. lumber storage building is valued aesthetically as an unusual surviving example of a once-common warehouse type.

The Builders Supplies Ltd. lumber storage building was constructed to a plan revised on May 9, 1950, and filed for approval with City of Edmonton Plan Checkers in April 1950. Detailed drawings for the structure exist, showing the original design.

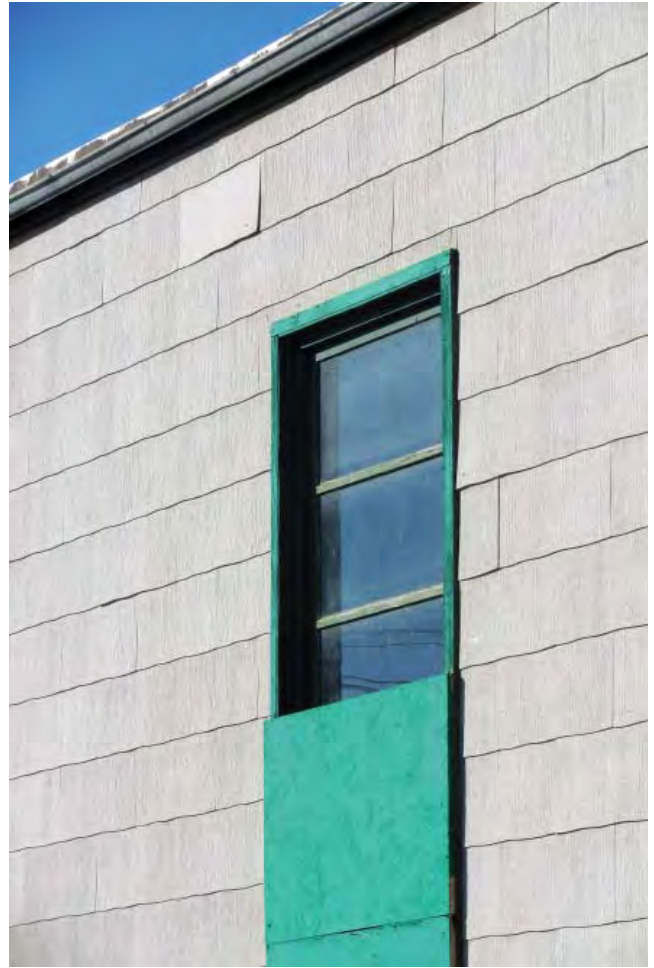
Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1950 Builders Supplies Ltd. lumber storage building include:

- “Quonset”-style construction
- Original asbestos shingle on east, west, and south elevations
- Original seven window openings on south elevation
- Original wood doors on the east and west elevations
- Original signage on east and north elevations



>> Doors on east elevation




>> South window and siding



>> Signage on north elevation



>> Doors on west elevation

| | |
|---|---|
| Description |  <p>The 1950 one-storey Builders Supplies Ltd. lumber storage building is built to a rectangular floor plan with a curved truss-supported roof above an open interior space. The building slightly overlaps two irregular shaped lots facing 99 Street near the southwest corner intersection with 108A Avenue. Three elevations feature horizontal rows of grey asbestos shingles, while the north elevation is constructed of concrete block. Original 14-foot square, double wood doors are located at the centre of the east and west elevations, each featuring inset pilot doors, which are offset at the left side of the main doors. The south elevation includes seven vertical window openings rising from almost ground level to the roofline, most of which are now boarded up.</p> |
| Significance Criteria | <p>C: Style – “Quonset”-style A: Theme – Postwar construction boom</p> |
| Context | <p>Located on two irregularly shaped city lots between several busy commercial traffic routes in a light commercial and industrial district</p> |
| Period of Significance (POS) | <p>1950 (Style) 1950 (Theme)</p> |
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • “Quonset”-style construction • Original asbestos shingle on east, west, and south elevations • Original seven window openings on south elevation • Original wood doors on the east and west elevations • Original signage on east and north elevations |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |

| | |
|-----------------------|--|
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed |
| 5. Workmanship | The workmanship of the building is authentic |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

10515-100 Street Edmonton Public Schools Maintenance Building



>> Main entrance and south elevation

Description of Historic Place

The 1965 single-storey Edmonton Public Schools Board (EPSB) Maintenance Building is a sprawling irregular complex with a full basement covering 50,000 square feet and situated within a chain link fenced compound. The simple lines of the steel frame building reflect a strong International Style influence. The structural columns divide the elevations of the building into a series of regular-sized bays, both on the warehouse and office portions. There is a strong contrast between the warehouse portion, where the bays are filled in with yellow Stretcher bond brickwork; the bays in the office portion are glazed. All components of the complex have a flat roof at the same height, with the exception of the offices located at the south end of the compound, on which a small penthouse, housing building mechanical systems, is located. The warehouse at the northwest corner of the complex has two full-height metal garage doors on the south elevation. The main entrance on the west façade is recessed beneath a simple projecting roof, with steps having metal railings rising to the doors above street level. Large, multi-paned window panels comprise the walls of the west and south elevations of the office portion of the complex. The complex is located in the commercial/industrial area of the McCauley neighbourhood, and is a highly significant example of International style influences.

Heritage Value

The Edmonton Public Schools Maintenance Building is valued for its association with the Edmonton Public Schools system, which used the site for its Queen's Avenue School from 1926 until 1964. The building is dedicated to John M. McAfee, the first employee of the EPSB Maintenance Department, who worked for the Board from 1916, first as a carpenter, rising through the board until his retirement as Superintendent of Plant in 1946. It is also associated with EPSB Architect W.W. Butchart, whose work is featured in many historic buildings in Edmonton, and with Ross Stanley, the "project architect" under Butchart's supervision.

The Edmonton Public Schools Maintenance Building is valued aesthetically for its functional expression of International Style influences, as the work of EPSB Architect W.W. Butchart, and for its use of period construction materials and cladding.

The Edmonton Public Schools Maintenance Building was originally a warehouse and maintenance shop designed to "store school supplies as well as housing for carpentry, electrical, metal working, mechanical, paint, and controls departments," the *Edmonton Journal* reported at the time of the facility dedication on August 6, 1965. EPSB Minute 19990 (February 23, 1965) authorized work to proceed immediately, "with provision for an additional storey to be added....". On June 8, 1965, Ross Stanley, project architect, was notified of the available funds for the project (Minute 20137/65).

"The present Maintenance Shops became totally inadequate for handling today's large maintenance programs," Butchart wrote in a memorandum in December 1965, "with the result that the new Shops and Warehouse complex was planned for the Queen's Avenue site." EPSB construction and maintenance functions were separated into the Department of Construction and the Department of Maintenance in 1961, and shortly before this building complex was constructed, Maintenance came under the Department of School-house Planning and Maintenance. These changes reflect the continuing responses to the great demands made by the Baby Boom generation on Edmonton educational systems, during which the EPSB Annual Report of the Superintendent (1966 - 1967) recorded that student population grew 106% between 1956 and 1966. Laing Construction & Equipment Ltd. was the general contractor for the project. The complex was occupied in 1966.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1965 Edmonton Public School Maintenance Building include:

- International Style influences, including flat roof, steel frame structure, and extensive glazing
- Complex has a full basement, and comprises 50,000 square feet
- Metal-clad penthouse for mechanical equipment
- Warehouse at the northwest corner of the complex has two full-height metal garage doors on the south elevation

- Yellow Stretcher bond brickwork panels located between white structural columns on the west, north, and east elevations
- Large, multi-paned metal window panels of a distinctive gold colour comprise the office walls, featuring large central panels with smaller sections above and below
- Main entrance on the west façade is recessed beneath a simple projecting roof, with steps having metal railings rising to the doors above street level




>> North elevation



>> East elevation



>> West facade

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| <p>Description</p> |  <p>The 1965 single-storey Edmonton Public Schools Board (EPSB) Maintenance Building is a sprawling irregular complex with a full basement covering 50,000 square feet and situated within a chain link fenced compound. The simple lines of the steel frame building reflect a strong International Style influence. The structural columns divide the elevations of the building into a series of regular-sized bays, both on the warehouse and office portions. There is a strong contrast between the warehouse portion, where the bays are filled in with yellow Stretcher bond brickwork; the bays in the office portion are glazed. All components of the complex have a flat roof at the same height, with the exception of the offices located at the south end of the compound, on which a small penthouse, housing building mechanical systems, is located. The warehouse at the northwest corner of the complex has two full-height metal garage doors on the south elevation. The main entrance on the west façade is recessed beneath a simple projecting roof, with steps having metal railings rising to the doors above street level. Large, multi-paned window panels comprise the walls of the west and south elevations of the office portion of the complex.</p> |
| <p>Significance Criteria</p> | <p>A: Theme – City of Edmonton growth and development C.1: Design - Architect C.2: Style - International Style</p> |
| <p>Context</p> | <p>Located on enclosed City of Edmonton lot in commercial area</p> |
| <p>Period of Significance (POS)</p> | <p>1965 (Theme) 1965 (Style - International Style) 1965 - 1966 (Ross Stanley)</p> |

| | |
|---|---|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • International Style influences, including flat roof, steel frame structure, and extensive glazing • Complex has a full basement, and comprises 50,000 square feet • Metal-clad penthouse for mechanical equipment • Warehouse at the northwest corner of the complex has two full-height metal garage doors on the south elevation • Yellow Stretcher bond brickwork panels located between white structural columns on the west, north, and east elevations • Large, multi-paned metal window panels of a distinctive gold colour comprise the office walls, featuring large central panels with smaller sections above and below • Main entrance on the west façade is recessed beneath a simple projecting roof, with steps having metal railings rising to the doors above street level |
| Integrity Criteria | The overall integrity of this building is satisfactory |
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of metal flashing on certain parts of the building |
| 5. Workmanship | The workmanship of the building is authentic |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

9659-105A Avenue
Perfection Tailoring and
Clothing Company Building



>> Front view

Description of Historic Place

The c. 1908 two-storey brick Perfection Tailoring and Clothing Company Building is a commercial block built to a rectangular plan, with a flat roof. The roofline has a three-section stepped parapet above the cornice on the west elevation and northwest corner. The north elevation has a plain parapet. The main entrance is in the angled northwest corner. There is a second entrance in the centre of the west elevation, and a third entrance at the east end on the north elevation. The ground floor has been heavily modified, including new windows, doors, and brick cladding. The upper storey has vertical rectangular windows, with two on the west elevation, one in the northwest corner, and two on the north elevation of the building with plain cement lug sills. The two windows on the north elevation have lintels; the windows on the northwest corner and the west elevation may have had lintels that have been parged over. The Perfection Tailoring and Clothing Company Building is situated at a busy commercial intersection in Edmonton's Chinatown District.

Heritage Value

The Perfection Tailoring and Clothing Company Building is significant for its brick construction and its association with Namayo Avenue, which with Jasper Avenue was the principal commercial route in Edmonton at the time of construction.

It is valued aesthetically for its brick construction, its stepped parapet, and window openings with plain cement lug sills and lintels.

The first building permit for the lot on which this building was constructed was taken out on May 15, 1908, by a Mr. Moody for a foundation to be built by contractor George Meredith. Astley-Jones Piano and Organ Company advertised in the Edmonton Bulletin on July 23, 1907, that it had moved its "ware rooms" into 651 Namayo Avenue. This poses a problem in the continuity of this address when compared to the date of the building permit for the foundation. In 1909, F.W. Brown, employment agent, occupied 651

Namayo, while 653 Namayo was vacant; G.J. Jones, a janitor, lived at #9 Griesbach Avenue with an entrance in the northeast corner of this location. There were a number of occupants over the years, including Herbert E. Thompson, Druggist, from 1912 until 1914. The longest continuous occupant in the early days was the Perfection Tailoring and Clothing Company, owned by John G. Defoe, from 1913 until 1927.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the c. 1908 Perfection Tailoring and Clothing Company Building:

- Two-storey brick construction
- Common bond brickwork
- Three-stepped parapet above the cornice on the west elevation and northwest corner
- Plain parapet on north elevation
- Original window openings on the second storey with plain cement lug sills
- Wrapped cornice




>> Rear of building facing east



>> North and west facades

Perfection Tailoring and Clothing Company Building 9659-105A Avenue

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| <p>Description</p> |  <p>The c. 1908 two-storey brick Perfection Tailoring and Clothing Company Building is a commercial block built to a rectangular plan, with a flat roof. The roofline has a three-section stepped parapet above the cornice on the west elevation and northwest corner. The north elevation has a plain parapet. The main entrance is in the angled northwest corner. There is a second entrance in the centre of the west elevation, and a third entrance at the east end on the north elevation. The ground floor has been heavily modified, including new windows, doors, and brick cladding. The upper storey has vertical rectangular windows, with two on the west elevation, one in the northwest corner, and two on the north elevation of the building with plain cement lug sills. The two windows on the north elevation have lintels; the windows on the northwest corner and the west elevation may have had lintels that have been parged over.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Brick commercial structure A: Theme – Prewar construction boom</p> |
| <p>Context</p> | <p>Located on a single city corner lot on a busy commercial street</p> |
| <p>Period of Significance (POS)</p> | <p>c. 1908 (Style) c. 1908 – 1913 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Two-storey brick construction • Common bond brickwork • Three-stepped parapet above the cornice on the west elevation and northwest corner • Plain parapet on north elevation • Original window openings on the second storey with plain cement lug sills • Wrapped cornice |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is marginal</p> |

9659-105A Avenue Perfection Tailoring and Clothing Company Building

| | |
|-----------------------|---|
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, with the exception of significant modifications to the ground floor, new windows on second floor, and shed addition at the rear |
| 3. Environment | The immediate environment or surroundings have not significantly |
| 4. Materials | The authentic materials of the building have not changed, with the exception of significant modifications to the ground floor, new windows on second floor, and shed addition at the rear |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of significant modifications to the ground floor, new windows on second floor, and shed addition at the rear |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |

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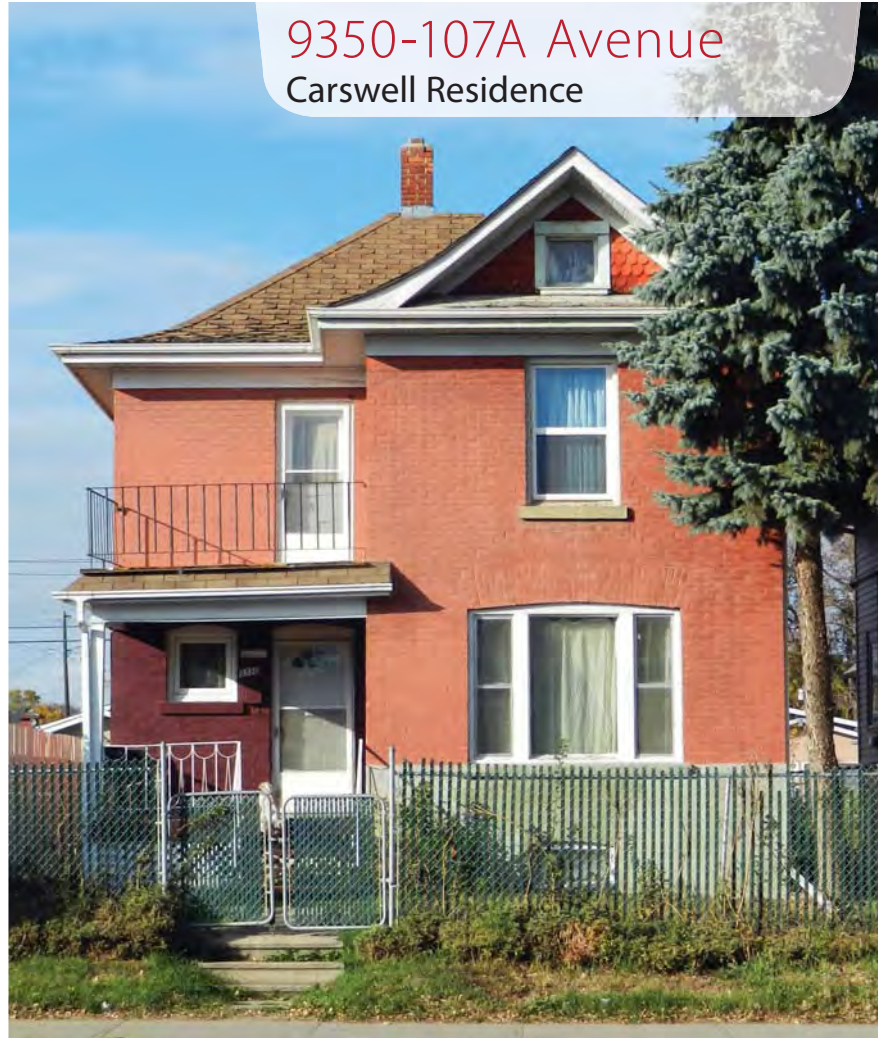
Description of Historic Place

The 1912 two storey Carswell residence is an L-shaped brick structure. The medium-pitch, slightly bellcast hipped roof has a front-facing gable, which is also slightly bellcast. Soffits and fascia have been replaced with metal. There is original fishscale shingles in the peak of the gable. The brick chimney is located in the ridge of the roof. Windows appear to be in original frames. In the L extension there is a square window in the gable peak, a rectangular 1 over 1 window on the second floor, and a tripartite window with a brick voussoir above it on the main floor. On the second floor there is a rectangular door to a small balcony over the roof of the open porch. On the first floor there are brick voussoirs over the square window and the main door. All windows have plain cement lug sills. This residence is located on busy street in the McCauley neighbourhood, a working class area during the early 1900s that is now being revitalized.

Heritage Value

The Carswell residence is significant for its brick construction, and for its association with the first occupant and long term resident John Carswell, who was a bricklayer and contractor. He lived here from 1912 until 1921. His wife was also sole resident here from 1925 until 1950. The family was typical of the early residents who were both owner and builder of houses of middle-class working neighbourhoods such as McCauley. The building is noteworthy for having an architect/designer associated with it.

9350-107A Avenue
Carswell Residence



>> Front view

Design elements include the medium-pitch, slightly bellcast hipped roof, with a slightly bellcast front-facing gable. There is an open front porch on the southwest corner, under the second floor balcony. The Carswell residence, built in the McCauley area at the height of the pre-war building boom preceding the First World War, demonstrates the popularity of this type of house in the early days of McCauley.

The two-storey residence was constructed following application for a building permit on November 19, 1910 by J. Carswell, owner and builder. The "architect" listed was F. S. Thornton. The Carswells resided here from 1912 to 1950, apart from 1921 to 1925.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1912 Carswell residence include:


- Two storey L-shaped brick residence (Stretcher bond brickwork), currently painted red
- Medium-pitch hipped roof, slightly bellcast
- Slightly bellcast front-facing gable with fishscale shingles
- Square window in the gable peak
- Original window openings with brick voussoirs and plain cement lug sills
- Tripartite window in original frame with brick voussoir and plain cement lug sill
- Brick chimney
- Concrete parking around base of portions of façade



>> Tripartite window



>> Roof line and gable window

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|--|--|
| <p>Description</p> |  <p>The 1912 two storey Carswell residence is an L-shaped brick structure. The medium-pitch, slightly bellcast hipped roof has a front-facing gable, which is also slightly bellcast. Soffits and fascia have been replaced with metal. There is original fishscale shingle in the ridge of the gable. The brick chimney is located in the peak of the roof. Windows appear to be in original frames. In the L extension there is a square window in the gable peak, a rectangular 1 over 1 window on the second floor, and a tripartite window with a brick voussoir above it on the main floor. On the second floor there is a rectangular door to a small balcony over the roof of the open porch. On the first floor there are brick voussoirs over the square window and the main door. All windows have plain cement lug sills.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Brick two storey residence A: Theme – Prewar construction boom</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of McCauley</p> |
| <p>Period of Significance (POS)</p> | <p>1912 (Style) 1912 – 1913 (Theme)</p> |

9250-107A Avenue Carswell Residence

| | |
|---|---|
| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Two storey L-shaped brick residence (Stretcher bond brickwork), currently painted red • Medium-pitch hipped roof, slightly bellcast • Slightly bellcast front-facing gable with fishscale shingles • Square window in the gable peak • Original window openings with brick voussoirs and plain cement lug sills • Tripartite window in original frame with brick voussoir and plain cement lug sill • Brick chimney • Concrete parging around base of portions of façade |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of modern roofing materials, a new door, some new windows, and the balcony railing on the second storey</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of modern roofing materials, a new door, some new windows, and the balcony railing on the second storey</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of modern roofing materials, a new door, some new windows, and the balcony railing on the second storey</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

This 1964 two-storey International Style commercial block is comprised of a variety of different materials, including brick, wood, tile, and glass. It is built to a rectangular floor plan, and is divided into five separate units on the ground floor, each with its own entrance. There is also an entryway on the ground floor to the second floor. Portions of the second floor project slightly over the walls of the first floor. The building has a flat roof with a simple metal verge above the wood façade roofline. The façade is distinguished by a decorative screen consisting of 13 vertical elements on the second floor at the west end. There are four multi-paned windows on the east end of the second floor façade; windows alternate between single panes and asymmetrical one-over-ones. There are also two multi-paned windows on the west end of the second floor façade. Large one-over-one windows form the ground floor façade, within original window and door openings. The building is located in a commercial area of the McCauley neighbourhood.

Heritage Value

This commercial block is significant as an example of International Style influence in Edmonton during the early 1960s.

International Style design elements on this particular building include a flat roof, a significant amount of glazing on the façade, and its overall rectilinear form with horizontal emphasis. Other distinctive design features include tile facing, 13 vertical elements on the second floor at the west end, the yellow brickwork, and the symmetrical fenestration pattern.

This commercial block was built in 1964 and first occupied in 1965, when Canadian National Railway had its regional medical office at #9911 and its construction office at #9913.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1964 commercial block include:

- Two-storey commercial block comprising a variety of different materials, including brick, wood, tile, and glass
- Division into five separate units, each with its own entrance

- Two distinctive portions of the façade - the east end featuring four distinct bays on the ground floor separated by brick columns, each extensively glazed, with the same pattern of doors and windows; the upper floor has a continuous bank of windows with breaks aligned with brick columns below; the west end comprises a single unit on the ground floor with the main building entrance leading to the second floor above, and includes a recessed window with a decorative screen with 13 vertical elements
- Slight second floor cantilever above ground floor
- Flat roof with simple metal verge
- Windows on second floor façade alternate between single panes and asymmetrical one-over-ones
- Large one-over-one windows forming the ground floor façade, within original window and door openings
- Yellow Stretcher bond brickwork on parts of north, west, and east elevations
- Strong horizontal design, with boxed rectangular frame on the upper floor encapsulating the windows
- Use of decorative tile around upper floor windows and western commercial bays




>> Second storey window and tile



>> West elevation



>> Facade design elements

| | |
|--|---|
| <p>Description</p> |  <p>This 1964 two-storey International Style commercial block is comprised of a variety of different materials, including brick, wood, tile, and glass. It is built to a rectangular floor plan, and is divided into five separate units on the ground floor, each with its own entrance. There is also an entryway on the ground floor to the second floor. Portions of the second floor project slightly over the walls of the first floor. The building has a flat roof with a simple metal verge above the wood façade roofline. The façade is distinguished by a decorative screen consisting of 13 vertical elements on the second floor at the west end. There are four multi-paned windows on the east end of the second floor façade; windows alternate between single panes and asymmetrical one-over-ones. There are also two multi-paned windows on the west end of the second floor façade. Large one-over-one windows form the ground floor façade, within original window and door openings.</p> |
| <p>Significance Criteria</p> | <p>C: Style – International Style</p> |
| <p>Context</p> | <p>Located in a light industrial/commercial district in McCauley</p> |
| <p>Period of Significance (POS)</p> | <p>1964 (International Style)</p> |

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| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Two-storey commercial block comprising a variety of different materials, including brick, wood, tile, and glass • Division into five separate units, each with its own entrance • Two distinctive portions of the façade - the east end featuring four distinct bays on the ground floor separated by brick columns, each extensively glazed, with the same pattern of doors and windows; the upper floor has a continuous bank of windows with breaks aligned with brick columns below; the west end comprises a single unit on the ground floor with the main building entrance leading to the second floor above, and includes a recessed window with a decorative screen with 13 vertical elements • Slight second floor cantilever above ground floor • Flat roof with simple metal verge • Windows on second floor façade alternate between single panes and asymmetrical one-over-ones • Large one-over-one windows forming the ground floor façade, within original window and door openings • Yellow Stretcher bond brickwork on parts of north, west, and east elevations • Strong horizontal design, with boxed rectangular frame on the upper floor encapsulating the windows • Use of decorative tile around upper floor windows and western commercial bays |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |
| <p>1. Location</p> | <p>Location of the building has not changed</p> |
| <p>2. Design</p> | <p>The design of the building has not significantly changed, with the exception of new doors and windows on the ground floor, and the wood panel under the four-part window on the east end of the second floor</p> |
| <p>3. Environment</p> | <p>The environment or surroundings have not significantly changed</p> |
| <p>4. Materials</p> | <p>The authentic materials of the building have not changed, with the exception of new doors and windows on the ground floor, and the wood panel under the four-part window on the east end of the second floor</p> |
| <p>5. Workmanship</p> | <p>The authentic workmanship of the building is satisfactory, with the exception of new doors and windows on the ground floor, and the wood panel under the four-part window on the east end of the second floor</p> |
| <p>6. Feeling</p> | <p>The feeling of the building has not changed</p> |
| <p>7. Association</p> | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1914 two and one-half storey wood frame construction Kales residence follows a modified Foursquare design. It has a hipped roof and original horizontal wood siding and shingle cladding. There is a front-facing gable bay above the verandah, containing a semi-circular window, and there are hipped dormers on the east and south facing slopes of the main hipped roof. The verandah and upper bay are enclosed with a series of vertical rectangular window panes. The verandah and upper bay are enclosed with a series of vertical rectangular window panes, with transoms featuring decorative, diamond-shaped glazing patterns. The house is located on a quiet residential street in the McCauley neighbourhood, a working class area during the early 1900s that is now being revitalized.

Heritage Value

The Kales residence is significant as a modified Foursquare design and for its association with the long-term occupant, Albert Kales, a shoemaker. Kales operated a business at 9354 - 118 Avenue. He was the first occupant, and lived in the house from 1914 until his death in 1944. Mrs. Alvine Kales then lived there until 1947.

Design elements include a hipped roof, an enclosed verandah with projecting bay above, decorative glazing patterns, original horizontal wood siding, and original wood soffits and fascia. The Kales residence is one of a large number of two and one-half storey modified Foursquare residences built in the neighbourhood during the first quarter of the 20th century.


Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1914 two and one-half storey Kales residence include:

- Modified Foursquare design with wood frame construction
- Hipped roof
- Enclosed verandah
- Projecting gabled bay above verandah with semi-circular window
- Gable dormers on the east and south-facing slopes of the main roof
- Verandah is enclosed with a series of vertical rectangular window panes; there are 9 panes on the front; 5 panes east of the main door, and 4 panes west of the main door. There are 3 panes in each of the side elevations of the verandah. All window panes on the verandah have a decorative transom above
- Original door on verandah, slightly off-set from centre, flanked by two narrow, vertical windows and has a decorative transom above
- Bay above verandah features a total of 9 vertical rectangular windows; a total of 5 on the façade, and 2 on each of the east and west elevations. All window panes on the frontispiece have a decorative transom above
- Windows on the façade - including the transom windows, and two sashes on either side of the upper bay - feature decorative glazing patterns, comprising diamond-shaped panes
- Original soffits and fascia
- Original horizontal wood siding and shingle cladding; fish-scale shingles in the front-facing gable
- Brick chimney



>> North and east facades

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| <p>Description</p> |  <p>The 1914 two and one-half storey wood frame construction Kales residence follows a modified Foursquare design. It has a hipped roof, original horizontal wood siding and shingle cladding, and a projecting bay above the enclosed verandah. There is a front-facing gable above the bay, containing a semi-circular window, and there are hipped dormers on the east and south facing slopes of the main hipped roof. The verandah and upper bay are enclosed with a series of vertical rectangular window panes. Windows on the façade - including the transom windows and two sashes on either side of the upper bay - feature decorative glazing patterns, comprising diamond-shaped panes.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Modified Foursquare design</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street</p> |
| <p>Period of Significance (POS)</p> | <p>1914 (Style)</p> |

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| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Modified Foursquare design with wood frame construction • Hipped roof • Enclosed verandah • Projecting gabled bay above verandah with semi-circular window • Gable dormers on the east and south-facing slopes of the main roof • Verandah is enclosed with a series of vertical rectangular window panes; there are 9 panes on the front; 5 panes east of the main door, and 4 panes west of the main door. There are 3 panes in each of the side elevations of the verandah. All window panes on the verandah have a decorative transom above • Original door on verandah, slightly off-set from centre, flanked by two narrow, vertical windows and has a decorative transom above • Bay above verandah features a total of 9 vertical rectangular windows; a total of 5 on the façade, and 2 on each of the east and west elevations. All window panes on the frontispiece have a decorative transom above • Windows on the façade - including the transom windows, and two sashes on either side of the upper bay - feature decorative glazing patterns, comprising diamond-shaped panes • Original soffits and fascia • Original horizontal wood siding and shingle cladding; fish-scale shingles in the front-facing gable • Brick chimney |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |
| <p>1. Location</p> | <p>Location of the building has not changed</p> |
| <p>2. Design</p> | <p>The design of the building has not significantly changed, with the exception of newer roofing materials, the removal of the front step, loss of some siding on the verandah, and a new screen door on the west elevation</p> |
| <p>3. Environment</p> | <p>The environment or surroundings have not significantly changed</p> |
| <p>4. Materials</p> | <p>The authentic materials of the building have not changed, with the exception of newer roofing materials, the removal of the front step, loss of some siding on the verandah, and a new screen door on the west elevation</p> |
| <p>5. Workmanship</p> | <p>The workmanship of the building is authentic, with the exception of newer roofing materials, the removal of the front step, loss of some siding on the verandah, and a new screen door on the west elevation</p> |
| <p>6. Feeling</p> | <p>The feeling of the building has not changed</p> |
| <p>7. Association</p> | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1917 two storey Ukrainian Greek Catholic Association Hall represents a simple rectangular plan with short façade facing 109 Avenue. It is a brick hall with a flat roof and full basement meeting area, distinguished by an ornate façade and entrance surround. The façade, built of a darker red brick, projects outward at ground floor level. The façade may have been modified at a later date, with new doors, stairs, and windows. At its centre is a recessed central ten-step staircase rising to the two-leaf door. Two first floor windows, located on either side of the entrance, are recessed within the front projection between shallow pilasters. Both windows have plain lug sills. A shallow shelf surmounts the frontispiece providing a simple cornice along its entire length, upon which are mounted four decorative globes on plinths. The façade also features a crenellated parapet, finished with white capstone. The central raised section has a triangular top, while the two raised sections on each side have flat tops. A plaster crest seems to have been affixed to the central raised triangular section at a later date. A number of original window openings are found on the

east and west elevations. The hall is located on a quiet residential street in McCauley, which was a working class neighbourhood in the early 1900s that is now being revitalized.

Heritage Value

The Ukrainian Greek Catholic Association Hall is significant as a commission by prominent Edmonton architect Allan Merrick Jeffers, who also oversaw its construction. Jeffers arrived in Edmonton in April 1907 to work as the Chief Architectural Draughtsman for the Alberta Department of Public Works, and was promoted to the position of Provincial Architect by September 1907. On January 18, 1912, he became the first City Architect in the new City Architecture Department. In 1914, Jeffers registered with the Alberta Association of Architects and set up his own practice, working in Edmonton until 1923. During his time in Edmonton, Jeffers designed landmarks like the McLeod Building and the Legislature Building. This hall represents one of his private commissions. The hall also represents the role of the Ukrainian-Canadian community in Edmonton, and exemplifies the importance of McCauley

in the early social and political development of that community.

The façade, built of a darker red brick, projects outward at ground floor level. The façade may have been modified at a later date. At its centre is a recessed central ten-step staircase rising to the two-leaf door. Two first floor windows, located on either side of the entrance, are recessed within the front projection between shallow pilasters. Both windows have plain lug sills. A shallow shelf surmounts the front projection providing a simple cornice along its entire length, upon which are mounted four decorative globes on plinths. The façade also features a crenellated parapet, finished with white capstone. The central raised section has a triangular top, while the two raised sections on each side have flat tops. The Ukrainian Greek Catholic Association Hall was built in the neighbourhood in the first quarter of the 20th century, at a time when the neighbourhood was experiencing rapid growth in the Ukrainian population.

The Ukrainian Greek Catholic Association Hall was constructed under a building permit dated May 8, 1917, issued to the Ukrainian Greek Catholic Association. A.M. Jeffers is registered as the architect and builder.

The use of this substantial brick hall for most of its existence by the Ukrainian Greek Catholic Association exemplifies the growing importance of the Ukrainian-Canadian community within Edmonton, and specifically within the McCauley district, just prior to the First World War and during the interwar years.




>> Parapet detail

Character Defining Elements

- Brick hall with a flat roof and full basement meeting area
- Decorative projecting façade, built of a darker red brick
- Recessed central ten-step staircase rising to the two-leaf door
- First floor windows recessed within the front projection between pilasters; both windows have plain lug sills
- Shallow shelf surmounts the front projection providing a simple cornice along its entire length
- Four decorative globes on plinths above entrance
- Series of original window openings on the east and west elevations, with 3-course brick voussoirs and brick sills
- Three original window openings on the second floor of the façade with a brick soldier course above
- Crenellated parapet, finished with white capstone. The central raised section has a triangular top, while the two raised sections on each side have flat tops
- Common bond brickwork on side elevations and Stretcher bond brickwork on façade



>> West elevation

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| <p>Description</p> |  <p>Simple rectangular plan with short façade facing 109 Avenue. It is a brick hall with a flat roof and full basement meeting area, distinguished by an ornate façade and entrance surround. The façade, built of a darker red brick, projects outward at ground floor level. The façade may have been modified at a later date. At its centre is a recessed central ten-step staircase rising to the two-leaf door. Two first floor windows, located on either side of the entrance, are recessed within the front projection between shallow pilasters. Both windows have plain lug sills. A shallow shelf surmounts the front projection providing a simple cornice along its entire length, upon which are mounted four decorative globes on plinths. The façade also features a crenellated parapet, finished with white capstone. The central raised section has a triangular top, while the two raised sections on each side have flat tops.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Architect - A.M. Jeffers A: Theme – Ukrainian Greek Catholic Association</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of McCauley</p> |
| <p>Period of Significance (POS)</p> | <p>1917 (Style) 1917 - 1998 (Theme)</p> |

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| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Brick hall with a flat roof and full basement meeting area • Decorative projecting façade, built of a darker red brick • Recessed central ten-step staircase rising to the two-leaf door • First floor windows recessed within the front projection between pilasters; both windows have plain lug sills • Shallow shelf surmounts the front projection providing a simple cornice along its entire length • Four decorative globes on plinths above entrance • Series of original window openings on the east and west elevations, with 3-course brick voussoirs and brick sills • Three original window openings on the second floor of the façade with a brick soldier course above • Crenellated parapet, finished with white capstone. The central raised section has a triangular top, while the two raised sections on each side have flat tops • Common bond brickwork on side elevations and Stretcher bond brickwork on façade |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed, with the exception of the façade possibly being modified at a later date to add new doors, windows, and stairs; new windows; and some window openings being bricked-in</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed, with the exception of the façade possibly being modified at a later date to add new doors, windows, and stairs; new windows; and some window openings being bricked-in</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic, with the exception of the façade possibly being modified at a later date to add new doors, windows, and stairs; new windows; and some window openings being bricked-in</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1926 one storey Miller residence is a wood frame construction bungalow design with Arts and Crafts influences, in particular, Craftsman design elements. The roof is a medium pitch gable, with a medium pitch gable over the open front porch. The porch has two supporting tapered pillars and closed railings. The siding is original horizontal wood with shakes in the peaks of both front gables. Soffits, fascia, brackets, and exposed rafters are original wood. There are two tripartite windows, on either side of the main door. The windows are 2 over 1 on the sidelights and 4 over 1 on the central pane. The residence is located on a quiet residential street in the McCauley neighbourhood, a working class area during the early 1900s that is now being revitalized.

Heritage Value

The Miller residence is significant for its Arts and Crafts influences, in particular, Craftsman design elements. It is associated with the original, long-term resident Gotlieb Miller, a farmer and then a labourer. Miller was typical of residents of working class neighbourhoods such as McCauley.

Design elements include the medium pitch gable roof with original roof brackets, soffits and fascia, and exposed rafters. There is an open front porch with two tapered pillars and closed railings. Two tripartite windows flank either side of the main door. The Miller residence, built in the McCauley area in the first quarter of the twentieth century following the end of the First World War and the upswing in building that resulted, exemplifies the popularity of this type of house in the early days of McCauley.

The one storey residence was occupied by Gotlieb Miller, who was listed by *Hendersons'* Directory as a farmer in 1926, but later as a labourer. Miller lived in the house from 1926 to 1942, after which time Mrs. Gotlieb Miller (Lena) is listed as the occupant until 1946.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1926 Miller residence include:

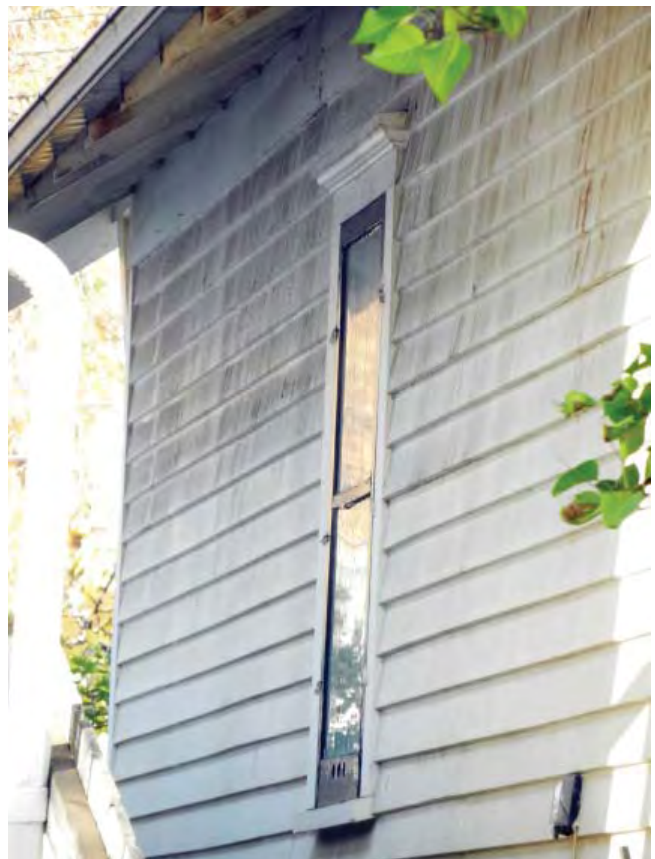
- One storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman design elements
- Original horizontal wood siding with shakes on gable ends
- Medium pitch gable roof with original wood brackets, fascia and soffits, and exposed rafters
- Open front porch with two tapered pillars and closed railings
- Two tripartite front windows, each with central 4 over 1 window and 2 over 1 sidelights
- Mostly original windows and frames
- Original or replaced to period door and door frame
- Brick chimney




>> Roofline detail



>> Front door



>> West facing window

| | |
|--|---|
| <p>Description</p> |  <p>The 1926 one storey Miller residence is a wood frame construction bungalow design with Arts and Crafts influences, in particular, Craftsman design elements. The roof is a medium pitch gable, with a medium pitch gable over the open front porch. The porch has two supporting tapered pillars and closed railings. The siding is original horizontal wood with shakes in the peaks of both front gables. Soffits, fascia, brackets, and exposed rafters are original wood. There are two tripartite windows, on either side of the main door. The windows are 2 over 1 on the sidelights and 4 over 1 on the central pane.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Wood frame bungalow, Craftsman design elements A: Theme – Postwar construction boom</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of McCauley. This is an example of the residences built to accommodate people after the war. It is a typical working class bungalow of the period</p> |
| <p>Period of Significance (POS)</p> | <p>1926 (Style) 1926 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • One storey wood frame construction bungalow with Arts and Crafts influences, in particular, Craftsman design elements • Original horizontal wood siding with shakes on gable ends • Medium pitch gable roof with original wood brackets, fascia and soffits, and exposed rafters • Open front porch with two tapered pillars and closed railings • Two tripartite front windows, each with central 4 over 1 window and 2 over 1 sidelights • Mostly original windows and frames • Original or replaced to period door and door frame • Brick chimney |

9534-109A Avenue Miller Residence

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| Integrity Criteria | The overall integrity of this building is satisfactory |
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, with the exception of a new window in the front-facing gable of the main roof and newer roofing materials |
| 3. Environment | The environment or surroundings have not significantly changed |
| 4. Materials | The authentic materials of the building have not changed, with the exception of a new window in the front-facing gable of the main roof and newer roofing materials |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of a new window in the front-facing gable of the main roof and newer roofing materials |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> 96 Street elevation

Description of Historic Place

The 1928 one and one-half storey St. Peter's Lutheran Church comprises three elements. The principal element represents a simple rectangular building plan with a medium pitch gable roof facing 96 Street. The second element is a square wood tower with steeple that is located on the southeast corner of the church. The third element is a hall and Sunday school added to the north end of the building in 1958. The principal element has three dormers, including one on the south roof slope and two on the north. This portion of the building is primarily clad in brick, with the exception of an exposed section of the gable wall facing 96 Street, which is clad in shingles. There are original windows on the façade, including a large, nine-pane pointed window rising directly above the main entrance. The tower element is clad in wood shingles, with a cross/finial at its peak. There are two pointed windows on the east elevation, and vertical ventilators on all four sides. The 1958 addition element is a one and one-half storey structure, clad in brick. The church is located on "Church Street" (96 Street) in McCauley, a distinctive Edmonton district featuring a number of religious assemblies of varying denominations.

Heritage Value

St. Peter's Lutheran Church is significant for its physical proximity to and its thematic association with the

older Rehwinkel Parsonage (9608 - 110 Avenue), a Designated Municipal Historic Resource. Rev. Alfred Rehwinkel left his ministry at this site in 1928, the year the new church was built. Rev. August Mueller lived in the residence after this, and became the first minister of St. Peter's Church. A school, parsonage, and church at this corner formed the centre of Lutheran social and religious activities in central Edmonton for several decades. Also noteworthy is the fact that this parish founded Concordia College. The building is currently unoccupied.

The one and one-half storey St. Peter's Lutheran Church is valued aesthetically as an example of the work of Edmonton architect M. Macdonald. Although built to a simple rectangular church plan, the brick and shingles structure is characterized by several pleasing elements of traditional ecclesiastical ornamentation. The south and one of the north gable dormers enclose a semi-circular window with four irregular vertical panes. A smaller pointed window remains in the façade peak, but is presently boarded. Window and door openings on the façade and the addition feature brick voussoirs, surrounds, and sills. A large, nine-pane pointed window rises directly above the main entrance on the façade, with three large, semi-circular vertical panes surmounted by two smaller panes each converging at the point. Corner brick buttresses are located on the façade and tower. A two-leaf wood door surmounts

a three-step stair at the centre of the façade, while a second door provides entry in the south side of the tower structure at the southeast corner of the main building. Shallow brick pilasters flank the front entrance, with peaks at both ends of the projecting porch roof.

St. Peter's Lutheran Church was constructed under a building permit dated March 16, 1928, issued to St. Peter's Lutheran Church. M. Macdonald is registered as the architect, while J. Schadeck was the contractor who built the church building. On June 11, 1958, the church applied for a building permit for a large hall and Sunday school addition on the north side of the building, which was built by Murman Construction.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1928 one and one-half storey St. Peter's Lutheran Church include:

- Simple rectangular church plan with medium pitch gable roof facing 96 Street
- Square wood tower with steeple on southeast corner of building
- One gable dormer on the south roof slope and two on the north roof slope
- Brick cladding on first level and entire façade to the peak, with the exception of shingles at the north end of façade
- Large nine-pane pointed window directly above main entrance on façade, with three large semi-

circular vertical panes surmounted by two smaller panes each converging at the point


- Pointed window opening in the façade peak
- Five vertical 12-pane windows with four horizontal rows of three panes each on façade
- South gable dormer and one north gable dormer enclose semi-circular windows with four irregular vertical panes
- Shallow brick pilasters flanking front entrance, with peaks at both ends of the projecting porch roof above
- Two-leaf wood door on façade with brick surround
- Square wood tower with steeple on the southeast corner, clad in shingles
- Cross/finial at steeple peak
- Two multi-paned, pointed windows on the façade of steeple
- Vertical ventilators in steeple tower, each with wood horizontal slats and a keyhole design at the top on each side, immediately beneath its molded soffits
- Decorative peaks in roofline of tower above ventilators
- Door in the south elevation of tower structure
- Corner brick buttresses located on the façade and tower
- Decorative brick window surrounds, voussoirs, and sills on façade and south elevation



>> 110 Avenue elevation



>> Steeple tower

| | |
|--|---|
| <p>Description</p> |  <p>The 1928 one and one-half storey St. Peter's Lutheran Church comprises three elements. The principal element represents a simple rectangular building plan with a medium pitch gable roof facing 96 Street. The second element is a square wood tower with steeple that is located on the southeast corner of the church. The third element is a hall and Sunday school added to the north end of the building in 1958. The principal element has three dormers, including one on the south roof slope and two on the north. This portion of the building is primarily clad in brick, with the exception of an exposed section of the gable wall facing 96 Street, which is clad in shingles. There are original windows on the façade, including a large, nine-pane pointed window rising directly above the main entrance. The tower element is clad in wood shingles, with a cross/finial at its peak. There are two pointed windows on the east elevation, and vertical ventilators on all four sides. The 1958 addition element is a one and one-half storey structure, clad in brick.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Architect M. Macdonald A. Theme - Rev. Alfred Rehwinkel</p> |
| <p>Context</p> | <p>Located on three corner lots near many other religious assemblies located on 96 Street</p> |
| <p>Period of Significance (POS)</p> | <p>1928 (Style – M. Macdonald) 1928 (Theme – Rehwinkel)</p> |

| | |
|--|---|
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Simple rectangular church plan with medium pitch gable roof facing 96 Street • Square wood tower with steeple on southeast corner of building • One gable dormer on the south roof slope and two on the north roof slope • Brick cladding on first level and entire façade to the peak, with the exception of shingles at the north end of façade • Large nine-pane pointed window directly above main entrance on façade, with three large semi-circular vertical panes surmounted by two smaller panes each converging at the point • Pointed window opening in the façade peak • Five vertical 12-pane windows with four horizontal rows of three panes each on façade • South gable dormer and one north gable dormer enclose semi-circular windows with four irregular vertical panes • Shallow brick pilasters flanking front entrance, with peaks at both ends of the projecting porch roof above • Two-leaf wood door on façade with brick surround • Square wood tower with steeple on the southeast corner, clad in shingles • Cross/finial at steeple peak • Two multi-paned, pointed windows on the façade of steeple • Vertical ventilators in steeple tower, each with wood horizontal slats and a keyhole design at the top on each side, immediately beneath its molded soffits • Decorative peaks in roofline of tower above ventilators • Door in the south elevation of tower structure • Corner brick buttresses located on the façade and tower • Decorative brick window surrounds, voussoirs, and sills on façade and south elevation |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |
| <p>1. Location</p> | <p>Location of the building has not changed</p> |
| <p>2. Design</p> | <p>The design of the building has not significantly changed, with the exception of new roofing materials, some new windows, and the 1958 addition</p> |
| <p>3. Environment</p> | <p>The environment or surroundings have not significantly changed</p> |
| <p>4. Materials</p> | <p>The authentic materials of the building have not changed, with the exception of new roofing materials, some new windows, and the 1958 addition</p> |
| <p>5. Workmanship</p> | <p>The workmanship of the building is authentic, with the exception of new roofing materials, some new windows, and the 1958 addition</p> |
| <p>6. Feeling</p> | <p>The feeling of the building has not changed</p> |
| <p>7. Association</p> | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1940 one and one-half storey Singer residence has cottage design elements, and retains its original stucco walls, soffits, and fascia. The structure has a composite roofline with medium pitch east and west-facing gables, and a similar gable perpendicular to the main roofline on the façade. The front-facing gable is asymmetrical, and is characterized by a bellcast verge on the east side. A three-panel window in its original frame is on the façade to the right of the door, the central panel a 4 over 1, flanked by two 3 over 1 panels. A two-panel window to the left of the door, in its original frame, consists of two 3 over 1 windows. A two-panel window is also located in the front gable. The slightly offset front door is placed within a rounded opening with a decorative red surround. There are two tapered, stucco-clad chimneys on either side of the house, on the east and west elevations. The residence is located on a quiet residential street in McCauley, which is a working class neighbourhood that is now being revitalized.

Heritage Value

The Singer residence is significant for its fashionable wartime design, cottage style, and for its association with a long-term occupant, who, like many in the area, made modifications to the original building to add more space or provide a higher quality of finishing. Such houses were becoming more popular during the 1930s and 1940s.

The one and one half storey Singer residence is valued aesthetically for its stylish stucco-clad cottage design which is somewhat unique to the area. Design elements include an asymmetrical front-facing gable roof, stucco cladding, three windows on the façade (tripartite window, two-paned window, and window in the gable), fanlight above main door, twin stucco-clad chimneys on the east and west elevations, and an arched entryway into the rear yard. The Singer residence is one of an increasing number of such residences built in Edmonton during the late 1930s and into the Second World War demonstrates the popularity of this cottage type in McCauley.

The existing configuration of the Singer residence was completed following application for a building permit on June 4, 1940. Singer applied for this permit, which altered the original structure on the property, which was first built in 1921. A. Gottschalk, carpenter and contractor, carried out the alterations. Alex Singer first lived at this address in 1921, followed by Michael Singer, a merchant, between 1923 and 1930. Jacob A. Singer then took up residence between 1931 and 1949. Jacob Singer opened a grocery store on 111 Avenue in 1919, but sold this business to enter into real estate work with Kenwood and Kenwood in 1940. In 1950, he established the Atlas Real Estate and Insurance Company.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1940 one and one-half storey Singer residence include:

- Original stucco cladding
- Original stucco soffits and fascia
- Composite roofline having medium pitch east and west-facing gables, with a medium pitch gable perpendicular to the main roofline on the façade
- Bellcast verge defining the façade roofline on the east side
- Three-panel window in original frames on the façade to the right of the door, the central panel a 4 over 1, flanked by two 3 over 1 panels
- A two-panel window to the left of the door, in original frame, consists of two 3 over 1 windows

- Two-panel window is also located in the front gable
- Slightly offset front door placed within a rounded opening with decorative red surround
- Tapered stucco-clad chimneys rising from ground level on the east and west sides of the house
- Fanlight above main door
- Arched entryway into the rear yard
- Original front steps with stucco-clad closed railings




>> Front entry



>> Three-panel window on façade



>> Soffit detail

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| <p>Description</p> |  <p>The 1940 one and one-half storey Singer residence has cottage design elements, and retains its original stucco walls, soffits, and fascia. The structure has a composite roofline with medium pitch east and west-facing gables, and a similar gable perpendicular to the main roofline on the façade. The front-facing gable is asymmetrical, and is characterized by a bellcast verge on the east side. A three-panel window in its original frame is on the façade to the right of the door, the central panel a 4 over 1, flanked by two 3 over 1 panels. A two-panel window to the left of the door, in it's original frame, consists of two 3 over 1 windows. A two-panel window is also located in the front gable. The slightly offset front door is placed within a rounded opening with a decorative red surround. There are two tapered, stucco-clad chimneys on either side of the house, on the east and west elevations.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Popular modern cottage housing style</p> |
| <p>Context</p> | <p>Located on a single city lot on a quiet residential street in the neighbourhood of McCauley</p> |
| <p>Period of Significance (POS)</p> | <p>1940 (Style)</p> |

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| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Original stucco cladding • Original stucco soffits and fascia • Composite roofline having medium pitch east and west-facing gables, with a medium pitch gable perpendicular to the main roofline on the façade • Bellcast verge defining the façade roofline on the east side • Three-panel window in its original frame on the façade to the right of the door, the central panel a 4 over 1, flanked by two 3 over 1 panels • A two-panel window to the left of the door, in its original frame, consists of two 3 over 1 windows • Two-panel window is also located in the front gable • Slightly offset front door placed within a rounded opening with decorative red surround • Tapered stucco-clad chimneys rising from ground level on the east and west sides of the house • Fanlight above main door • Arched entryway into the rear yard • Original front steps with stucco-clad closed railings |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |
| <p>1. Location</p> | <p>Location of the building has not changed</p> |
| <p>2. Design</p> | <p>The design of the building was significantly changed in 1940, modern roofing materials are used, front screen door replaced, metal storm windows on window in front-facing gable</p> |
| <p>3. Environment</p> | <p>The environment or surroundings have not significantly changed</p> |
| <p>4. Materials</p> | <p>The authentic materials of the building were changed in 1940, modern roofing materials are used, front screen door replaced, metal storm windows on window in front-facing gable</p> |
| <p>5. Workmanship</p> | <p>The workmanship of the building is authentic for the 1940 period, modern roofing materials are used, front screen door replaced, metal storm windows on window in front-facing gable</p> |
| <p>6. Feeling</p> | <p>The feeling of the building has not changed since 1940</p> |
| <p>7. Association</p> | <p>The associations of the building have not changed since 1940</p> |



>> 97 Street view

Description of Historic Place

The 1964 two-storey Park Memorial Ltd. funeral home represents an irregular building plan constructed on three levels: basement, ground floor, and mezzanine. The building comprises two principal elements - the two-storey chapel, and the one-storey office portion, united by a main entrance with a flat roof. The upswept butterfly roof rises along the building's longitudinal axis toward the north. The chapel located in the eastern portion of the building reaches to the full two-storey height, and is characterized by vertical windows reaching to the roofline. Windows join the staggered fieldstone wall sections along 111 Avenue, which comprise a feature exterior wall that dominates the north elevation. Park Memorial Funeral Home is located on a busy intersection at the southwest corner of 97 Street and 111 Avenue, in the McCauley neighbourhood. It remains surrounded by paved parking lots, a garage, and other associated buildings built at a later date.

Heritage Value

The two-storey concrete, glass, and fieldstone Park Memorial Funeral Home is significant as one of the principal commissions by Edmonton architect Eugene Olekshy. The building also represents a landmark built in McCauley at a time when efforts were first being made to promote urban renewal in the area.

The chapel located in the eastern portion of the building reaches to the full two-storey height, and is characterized by vertical glass windows reaching to the roofline. Windows join the staggered fieldstone wall sections along 111 Avenue, which comprise a feature exterior wall dominating the north elevation. The upswept butterfly roof rises along the building's longitudinal axis toward the north.

The Park Memorial Funeral Home was constructed on the location where Park Memorial Ltd. built its first such facility in 1941. On February 21, 1962, the interim Development Appeal Board recommended to Edmonton City Council that Park Memorial Ltd. be allowed to re-build on this property. This allowed the 1941 structure to be demolished, with construction beginning soon after. Mayor William Hawrelak officially opened the facility on April 15, 1964.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1964 Park Memorial Funeral Home include:

- Range of building materials, including concrete, glass, cinderblock, and fieldstone
- Chapel located in the eastern portion of the building characterized by vertical glass windows reaching to the roofline

- Windows interspersed along the staggered fieldstone wall sections along 111 Avenue
- Feature exterior fieldstone wall that dominates the east elevation
- Upswept butterfly roof rising along the building's longitudinal axis toward the north
- Flat roof over main entrance
- Original stained wood soffits



>> Staggered wall along 111 Avenue




>> View of entrance from north



>> View of entrance from east



>> South elevation

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| <p>Description</p> |  <p>The 1964 two-storey Park Memorial Ltd. funeral home represents an irregular building plan constructed on three levels: basement, ground floor, and mezzanine. The building comprises two principal elements - the two-storey chapel, and the one-storey office portion, united by a main entrance with a flat roof. The upswept butterfly roof rises along the building's longitudinal axis toward the north. The chapel located in the eastern portion of the building reaches to the full two-storey height, and is characterized by vertical windows reaching to the roofline. Windows join the staggered fieldstone wall sections along 111 Avenue, which comprise a feature exterior wall that dominates the north elevation.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Architect Eugene Olekshy A: Theme - Funeral Home E: Landmark - Landmark in neighbourhood</p> |
| <p>Context</p> | <p>Park Memorial funeral home is located on a busy intersection at the southwest corner of 97 Street and 111 Avenue, in the McCauley neighbourhood, and remains surrounded by paved parking lots, a garage, and other associated buildings built at a later date</p> |
| <p>Period of Significance (POS)</p> | <p>1964 (Style) 1964 (Landmark) 1941 - present (Theme)</p> |

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| Character Defining Elements (CDEs) | <ul style="list-style-type: none"> • Range of building materials, including concrete, glass, cinderblock, and fieldstone • Chapel located in the eastern portion of the building characterized by vertical glass windows reaching to the roofline • Windows interspersed along the staggered fieldstone wall sections along 111 Avenue • Feature exterior fieldstone wall that dominates the east elevation • Upswept butterfly roof rising along the building's longitudinal axis toward the north • Flat roof over main entrance • Original stained wood soffits |
| Integrity Criteria | <p>The overall integrity of this building is satisfactory</p> |
| 1. Location | <p>Location of the building has not changed</p> |
| 2. Design | <p>The design of the building has not significantly changed</p> |
| 3. Environment | <p>The environment or surroundings have not significantly changed</p> |
| 4. Materials | <p>The authentic materials of the building have not changed</p> |
| 5. Workmanship | <p>The workmanship of the building is authentic</p> |
| 6. Feeling | <p>The feeling of the building has not changed</p> |
| 7. Association | <p>The associations of the building have not changed</p> |



>> Front view

Description of Historic Place

The 1947 one storey Kucherapa residence reflects the Art Deco elements favoured by Northway Contractors, the building's designer and builder. A flat roof characterizes the house, with a flat shelf projection located above the main entrance. The building retains its original stucco walls. A distinctive wall orientated north/south rises above the roofline and projects beyond the façade. A multi-panelled window to the right of the front entrance is located on the façade. A two-panelled window is located on the east end of the façade. A recessed ground level entrance with two-step stair characterizes the southwest corner. The residence is located on a busy street opposite Commonwealth Stadium.

Heritage Value

The Kucherapa residence is significant for its early postwar design, and for its association with Northway Contractors, its designer and builder.

The one storey Kucherapa residence is valued aesthetically for its stucco-clad Art Deco design. Such houses were becoming more popular after the Second World War. The building shares many similarities with the Frost residence at 8734 - 112 Avenue (immediately to the west of the Kucherapa residence), also built by Northway Contractors in 1946.

The Kucherapa residence is one of several built in Edmonton at the end of the Second World War by Harry C. Frost, manager of Northway Contractors at the time of its construction. Northway Contractors applied for the building permit for this house on April 10, 1947, the same day they applied for a permit to build a similar house at 8722 -112 Avenue, further to the east. Northway Contractors built the house, while Harry C. Frost probably designed it. Walter Kucherapa, the first occupant, and a carpenter and City employee, lived here with his wife Ann from 1948 until 1951.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1947 one storey Kucherapa residence include:

- Art Deco design influences
- Original stucco wall cladding
- Flat roof, and flat shelf projection located above the main entrance
- Distinctive wall orientated north/south rises above the roofline and projects beyond the façade
- Multi-panelled window to the right of the front entrance on the façade
- Two-panelled window on the east end of the façade
- Recessed ground level entrance with two-step stair, which characterizes the southwest corner



>> Front window on façade




>> Front entry



>> Stucco detail



>> North elevation

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| <p>Description</p> |  <p>The 1947 one storey Kucherapa residence reflects the Art Deco elements favoured by Northway Contractors, the building's designer and builder. A flat roof characterizes the house, with a flat shelf projection located above the main entrance. The building retains its original stucco walls. A distinctive wall orientated north/south rises above the roofline and projects beyond the façade. A multi-paneled window to the right of the front entrance is located on the façade. A two-paneled window is located on the east end of the façade. A recessed ground level entrance with two-step stair characterizes the southwest corner.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Art Deco design influences A: Theme – Design style and construction</p> |
| <p>Context</p> | <p>Located on a single city lot on a busy street opposite Commonwealth Stadium</p> |
| <p>Period of Significance (POS)</p> | <p>1947 (Style) 1947 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Art Deco design influences • Original stucco wall cladding • Flat roof, and flat shelf projection located above the main entrance • Distinctive wall orientated north/south rises above the roofline and projects beyond the façade • Multi-panelled window to the right of the front entrance on the façade • Two-panelled window on the east end of the façade • Recessed ground level entrance with two-step stair, which characterizes the southwest corner |
| <p>Integrity Criteria</p> | <p>The overall integrity of this building is satisfactory</p> |

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|-----------------------|---|
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, with the exception of a new front door |
| 3. Environment | The environment or surroundings have not significantly changed, with the exception of increased traffic volume on 112 Avenue and the construction of Commonwealth Stadium |
| 4. Materials | The authentic materials of the building have not significantly changed, with the exception of a new front door |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of a new front door |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |



>> Front view

Description of Historic Place

The 1946 one-storey Frost residence, sitting on a full basement, reflects the Art Deco elements favoured by its owner and designer, Harry C. Frost of Northway Contractors. A flat roof characterizes the house, with flat shelf projections located above the main entrance and side door. The building retains its original stucco walls. The chimney is enclosed within a simple structural element of the façade, which provides a vertical component at the front entrance. Stairs rise from the ground level to the front and side entrances. Square, single-pane windows on the façade and east and west elevations accentuate the simple design, as does the window at the southwest corner. A glass block window in the southeast corner provides a restrained accent. The residence is located on a busy street opposite Commonwealth Stadium.

Heritage Value

The Frost residence is significant for its early postwar design, and for its association with Harry C. Frost, its designer and builder.

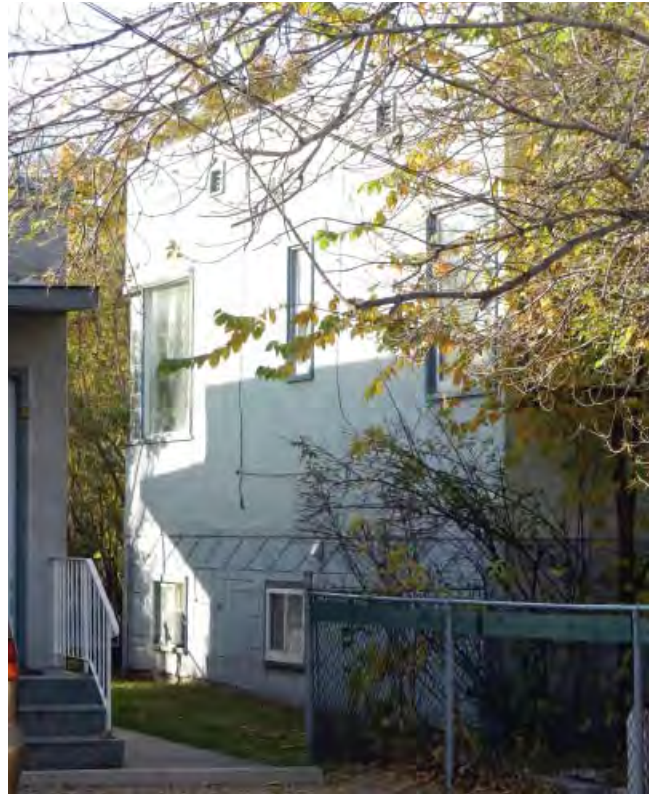
The one-storey Frost residence is valued aesthetically for its stucco-clad Art Deco design. Such houses were becoming more popular after the Second World War. The building shares many similarities with the Kucherapa Residence at 8726 - 112 Avenue (immediately to the east of the Frost residence), also built by Northway Contractors in 1947.

The Frost residence is one of several built in Edmonton at the end of the Second World War by Harry C. Frost, manager of Northway Contractors at the time of its construction. Frost designed the house, with his blueprint dated February 26, 1946. The Frost residence was completed following application for a building permit by Harry C. Frost and E.A. Frost on March 23, 1946. Northway Contractors built the house, and Harry Frost lived there between its completion and 1949. He later worked for Interprovincial Pipe Lines (Enbridge) for 38 years.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1946 one-storey Frost residence include:


- Art Deco design influences
- Original stucco wall cladding
- Structure raised on full basement with separate entrance
- Flat roof, and flat shelf projections located above the main entrance and side door
- Chimney enclosed within a simple structural element of the façade, which provides a vertical component at the front entrance
- Square single-pane windows, corner window at the southwest, and glass block in the southeast window
- Stairs rising from the ground level to the front and side entrances
- Awnings over some windows
- Parapet finished with metal capping



>> East elevation (view from lane)



>> West elevation

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| <p>Description</p> |  <p>The 1946 one-storey Frost residence, sitting on a full basement, reflects the Art Deco elements favoured by its owner and designer, Harry C. Frost of Northway Contractors. A flat roof characterizes the house, with flat shelf projections located above the main entrance and side door. The building retains its original stucco walls. The chimney is enclosed within a simple structural element of the façade, which provides a vertical component at the front entrance. Stairs rise from the ground level to the front and side entrances. Square, single-pane windows on the façade and east and west elevations accentuate the simple design, as does the window at the southwest corner. A glass block window in the southeast corner provides a restrained accent.</p> |
| <p>Significance Criteria</p> | <p>C: Style – Art Deco design influences A: Theme – Design style and construction</p> |
| <p>Context</p> | <p>Located on a single city lot on a busy street opposite Commonwealth Stadium</p> |
| <p>Period of Significance (POS)</p> | <p>1946 (Style) 1946 (Theme)</p> |
| <p>Character Defining Elements (CDEs)</p> | <ul style="list-style-type: none"> • Art Deco design influences • Original stucco wall cladding • Structure raised on full basement with separate entrance • Flat roof, and flat shelf projections located above the main entrance and side door • Chimney enclosed within a simple structural element of the façade, which provides a vertical component at the front entrance • Square single-pane windows, corner window at the southwest, and glass block in the southeast window • Stairs rising from the ground level to the front and side entrances • Awnings over some windows • Parapet finished with metal capping |

| | |
|---------------------------|---|
| Integrity Criteria | The overall integrity of this building is satisfactory |
| 1. Location | Location of the building has not changed |
| 2. Design | The design of the building has not significantly changed, with the exception of some new doors, new roof lining on the underside of the porch roofs, and some new windows |
| 3. Environment | The environment or surroundings have not significantly changed, with the exception of increased traffic volume on 112 Avenue and the construction of Commonwealth Stadium |
| 4. Materials | The authentic materials of the building have not significantly changed, with the exception of some new doors, new roof lining on the underside of the porch roofs, and some new windows |
| 5. Workmanship | The workmanship of the building is authentic, with the exception of some new doors, new roof lining on the underside of the porch roofs, and some new windows |
| 6. Feeling | The feeling of the building has not changed |
| 7. Association | The associations of the building have not changed |