



June 20, 2022

Reference No.: 431892813-004

To: City Council

From: Kent Snyder, Branch Manager

Subject: **Notice of Intention to Designate the Figg Residence as a Municipal Historic Resource**

SUMMARY

This memo initiates the process to designate a historic resource, the Figg Residence, at the owner's request, as a Municipal Historic Resource in accordance with the *Historical Resources Act*.

CURRENT ACTIONS

(Immediate)

1. That a Notice of Intention to Designate a Municipal Historic Resource, as set out in Attachment 1, be served on the owners of the property located at 9117 - 84 Avenue NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000, c H-9.¹
2. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate the Figg Residence as a Municipal Historic Resource, as set out in Attachment 1.

FUTURE ACTIONS

(At least 60 days after the Notice of Intention to Designate is served)

1. Pursuant to the provisions of the *Alberta Historical Resources Act*, RSA 2000, c H-9, a Bylaw to Designate the Figg Residence as a Municipal Historic Resource (the "Bylaw") will be brought forward to Council for their consideration.

¹ On November 26, 2019, City Council passed amendments to the City Administration Bylaw, delegating approval of Notices of Intention to Designate (NOI) under the *Historical Resources Act* (HRA) to the City Manager, where the owner consents to the designation of their property. The NOI initiates the designation process under the *Historical Resources Act*; the final decision on designation remains with City Council by way of a bylaw.

2. If approved, the Bylaw and corresponding Rehabilitation Incentive and Maintenance Agreement will contemplate funding of up to \$87,960.80 to be provided from the Heritage Resources Reserve to fund City-funded work on the Figg Residence, as described in Attachment 5.

BACKGROUND

The Figg Residence is on the Inventory of Historic Resources in Edmonton, and merits designation under City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The building was constructed in circa 1914, and features Craftsman style influences.

On June 2, 2022, the owners completed the application requirements to have the Figg Residence, located at 9117 - 84 Avenue NW designated as a Municipal Historic Resource under the provisions of City Policy C450B. The designation will only apply to the north, east and west elevations of the structure, as the south (rear) elevation of the building has been previously altered and the owner plans to construct an addition at the rear of the house.

If designated, any future renovation of the Figg Residence will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of this property will support its proper restoration and continued protection in the future.

BUDGET/FINANCIAL

If the Bylaw is approved, and upon completion of the project phases as outlined in Attachment 5, the Heritage Resources Reserve will pay the owner up to \$87,960.80 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Figg Residence.

The total estimated cost of the restoration work for the project is \$175,921.60. Beyond the \$87,960.80 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

Administration is considering a number of potential heritage designations for use of Reserve funds, which will be brought forward for Council approval as required. Based on the current commitments, the Reserve balance is anticipated to decline to a balance of \$4.1 million at the end of 2022. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2022 including \$417,500 specifically for the Edmonton Brewing and Malting Company Ltd).

PUBLIC ENGAGEMENT

Public engagement was not undertaken as part of this process, as it is not required under the *Historical Resources Act*.



KS/dj

c: Executive Leadership Team

Aileen Giesbrecht, City Clerk, Office of the City Clerk

Michelle Plouffe, City Solicitor, Legal Services

Attachments:

1. Notice of Intention to Designate the Figg Residence as a Municipal Historic Resource
- *Historical Resources Act*
2. Location Map of the Figg Residence
3. Photographs of the Figg Residence
4. Heritage Officer's Statement of Significance
5. Description of City-Funded Work for the Figg Residence

Notice of Intention to Designate the Figg Residence as a Municipal Historic Resource

HISTORICAL RESOURCES ACT
R.S.A. 2000, cH.-9, as amended, Section 26

TO: Sheila Vaughan
9117 - 84 Avenue NW
Edmonton, AB T6C 1E5

Notice is hereby given that sixty (60) days from the date of service of this Notice, The Municipal Council of The City of Edmonton intends to pass a Bylaw that the original circa 1914 structure known as the Figg Residence and the land on which such structure is located, legally described as:

PLAN 3737AI
BLOCK 6
LOT 27

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 9117 - 84 Avenue NW, be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the *Historical Resources Act*, as amended from time to time.

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

DATED this day of 2022

Andre Corbould, OMM, P.Eng., FCAE, ICD.D
City Manager

EXPLANATORY NOTE

The above Notice is addressed to the owner of, or person with a legal interest in, the resource named which the Municipal Council of the City of Edmonton (hereinafter referred to as the Council) intends to designate, by Bylaw, as a Municipal Historic Resource under Section 26 of the *Historical Resources Act*.

EFFECT OF NOTICE

This Notice of Intention protects the historic resource named in it for 120 days from the date it was served on you. During these 120 days **NO PERSON MAY DESTROY, DISTURB, ALTER, RESTORE OR REPAIR A MUNICIPAL HISTORIC RESOURCE OR REMOVE ANY HISTORIC OBJECT FROM IT** unless they have written approval of the Council or person appointed by the Council for the purpose.

The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

Although there is no right of appeal as such against designation as a Municipal Historic Resource, you are not precluded at any time from writing to the Council, claiming that the site should not or should cease to be designated. Such claim must demonstrate that the property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

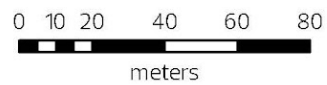
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

Location Map of the Figg Residence



FIGG RESIDENCE
917 - 84 Avenue NW



Photographs of the Figg Residence



North (front) elevation, looking south from 84 Avenue NW.



East and north (front) elevations, looking southwest.



Detail of east elevation, looking north.



West and north (front) elevations, looking southeast.



Detail of west elevation, looking north.



South (rear) elevation, looking north (south elevation is not subject to designation, provided for context).

Heritage Officer's Statement of Significance

Description of Historic Place

The Figg Residence is a one and one-half storey dwelling located in the Bonnie Doon neighbourhood in Edmonton. The building was constructed in circa 1914, and is a good surviving example of a small farmhouse built in the local vernacular style, with some Craftsman influences. It is located on the south side of 84 Avenue, west of 91 Street.

It is believed the house was originally located on a farmstead near 85 Street and 80 Avenue and was relocated to the current site in 1927.

Heritage Value

The Figg Residence is valued for its association with the early development of the Bonnie Doon area. Due to its early construction in circa 1914 as a small farmhouse, the Figg Residence is somewhat smaller in scale than the modest homes that were built in the area in the post-Second World War era.

The first subdivisions on the tablelands east of Mill Creek date to 1906. While not the first subdivision in the immediate area, in 1911, former Alberta premier Alexander Rutherford subdivided land straddling Whyte Avenue east of the creek and named the subdivision Bonnie Doon, in memory of his ancestral homeland, Scotland. Like many parts of Edmonton at the time, development occurred slowly, and the area remained more rural in nature well into the 1930s. In the post-Second World War era, residential development in Bonnie Doon boomed, and most vacant lots were soon occupied by new homes. Prominent at that time, and remaining so to this day, was the former Saint-Jean School, now known as the Campus Saint-Jean, which is directly to the north of the Figg Residence across 84 Avenue. Originally founded in Pincher Creek in 1908 by an Oblate priest as a juniorate, a place to instruct junior members preparing for life in the Oblate order, the school relocated to a new building in its current location in Edmonton in 1911.

The Figg Residence is also valued for its vernacular architecture, including its Craftsman design influences. Built in circa 1914 as a farmhouse, the building is small in scale and simple in design, but does exhibit influences of the Craftsman design.

Built in a rectangular plan, the house features a front-facing centre gable roof, with a medium pitch, and shallow projecting eaves and verges. A prominent brick chimney is located on the east side of the roofline. The front (north) elevation is distinguished by a prominent veranda with a hipped roof, supported by three plain pillars. The east portion of the veranda is closed, and features a large multi-paned window. On the lower level of the front elevation, an original window opening on the west side has been converted to a patio door opening. There is a single window on the upper floor in a 1-over-1

configuration. The fenestration pattern on the rest of the house is largely original, with some windows having been replaced.

On the front and rear elevations, the upper portion of the centre gable is clad in wood shingle siding, while the balance of the building is clad in wood clapboard siding. The siding includes decorative cornerboards, and most windows have simple wood lintels and sills. While likely also clad in wood siding, the exterior of the veranda rails have been clad in stucco, possibly early after the house was relocated to the site. The veranda rails are closed. A small sunroom addition at the rear of the house appears to have been added sometime between 1943 and 1952 (possibly by 1946), based on aerial images. The addition features the same type of cladding as the house, and maintains its original fenestration pattern. Foundation parging extends quite high on all elevations of the building.

The original owners of the house were Ernest and Ethel Figg. Both originally born in England, they were married in 1913 and moved into the house while it was still in its original location (near 80 Avenue and 85 Street) in circa 1914. Ernest had served with the Loyal Edmonton Regiment, Forty-Ninth Battalion, in the First World War. In 1927, the Figgs relocated the house to its current location at 9117 - 84 Avenue in Bonnie Doon. At that time, there was little residential development in the area, and only some streets had even been constructed. The Saint-Jean School was located to the immediate north across 84 Avenue. Ernest was a Manager with a local post office, and a Master in the Masonic Lodge. The Figgs had four children: Violet Agnes (b. 1914), Dorothy Grace (b. 1917), Arthur Harry (b. 1920) and Ernest Dyer (b. 1924). Both Arthur and Ernest went on to serve in the Second World War – Arthur as a Sgt.-Observer, and Ernest Dyer as a Flying Officer, both with the Royal Canadian Air Force (RCAF). Both would be tragically killed in service – Arthur in 1941 and Ernest in 1944 – increasing the significance of the Figg Residence through its association with the sacrifices made by Edmonton families for the war effort.

Dorothy married Robert John Caston, also an officer in the RCAF, in 1943. Ernest and Ethel moved from Edmonton to Vancouver, British Columbia, in 1946, and Robert and Dorothy moved into the home. They had two children, Arthur Thomas (b. 1944) and Carol Maureen (b. 1948), and continued to live in the home until 1952. From 1953 to 1954, Harold and Helen Bradly resided in the home; Harold was employed with WR Zeidler Ltd. Ash Millwork Doors. From 1955 to 1961, Ernie and Marg Zurch lived in the home. Ernie and his brother, Henry, operated Zurch's Shoe Repair from 1942 to 1987. Ernie was also a former amateur and professional boxer, and was directly involved with establishing the South Side Legion Boxing Club. In 1984, Ernie was added to the Edmonton Boxing and Wrestling Commission's Honour Roll for his contributions.

Character-defining Elements

Key character-defining elements of the Figg Residence include:

Attachment 4

- Form, scale and massing as expressed by its one and one-half storey height
- Location on 84 Avenue, to the immediate south of the Campus Saint-Jean site in the Bonnie Doon neighbourhood
- One and one-half storey height, built on a rectangular plan with a short facade
- Front-facing, medium-pitch gable roof
- Shallow projecting eaves and verges
- Original fenestration pattern, with some original windows
- Wood shingle siding in gable peak on front elevation
- Horizontal wood clapboard siding on the lower portion of the building, on the north, east and west elevations
- Plain wood lintels and sills on all window openings
- Open veranda on north elevation with hipped roof and three plain pillars (east portion of veranda is closed)
- Closed railings on veranda, clad in stucco
- High parging on foundation on the north, east and west elevations
- Brick chimney on west side of roof

Description of City-Funded Work for the Figg Residence

Scope	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Foundation Replacement: replacement of existing foundation with new Polycore foundation, including installation of weeping tile and sump pump	\$152,425.98	\$76,212.99
2.	Window Replacement: replacement of existing windows with new wood windows, including bay window on north elevation	\$18,770.62	\$9,385.31
3.	Parging Repair: repair of parging after foundation replacement	\$4,725.00	\$2,362.50
	TOTAL	\$175,921.60	\$87,960.80