

Heritage Planner's Statement of Significance

Description of Historic Place

The Emery Residence, a two-storey residence influenced by the English Cottage Revival style, is located on the north side of 84 Avenue NW, west of 107 Street NW in the Garneau neighbourhood. The building is distinguished by its: rectangular plan; original stucco siding on the upper levels; steeply-pitched, hipped gable roof; and its clinker brick cladding on the lower levels.

Heritage Value

Built in 1934, the Emery Residence is significant as a representation of the diversity of residential development in the Garneau neighbourhood. The residence was originally designed and constructed by Joseph Côté, a prolific home builder in Edmonton from the late 1920s to the mid-1940s. Côté arrived in Edmonton in 1910, and in 1928, founded J.N. Côté Co. Ltd. (later J.N. Côté & Sons), a construction firm specializing in “bungalows built to order.” He constructed seven residences in his first year in operation, one of which is still standing in Spruce Avenue (11619 – 95A Street NW). In 1929, Côté built 17 residences, all under his own name as owner, for resale purposes. Ten of those residences were in the Garneau community; the others were in Glenora (2), Central McDougall (2), Oliver, the Downtown, and Rosedale. Only seven of the 1929 homes remain standing; two of these have been heavily modified. In 1930, Côté partnered with Norman E. McCutcheon and his son Henri to form Cote-McCutcheon-Cote, and proceeded to build another 12 residences. Eight of these homes were also in Garneau, of which seven survived. From 1931 – 1932, Côté's firm built another 16 residences in Garneau. As the effects of the Great Depression began to hit Edmonton, development activity in the city declined significantly. By 1934, Côté returned to working under J.N. Côté Co., and saw activity begin to increase. On May 22, 1934, construction on 10706 – 84 Avenue NW was initiated. By the end of 1936, Côté had built at least 68 homes in Edmonton, including 31 in Garneau, making him the most prolific builder in the community, rivalled only by George Prudham.

The original permit for the Emery Residence was filed in the name of William R. Emery, in the amount of \$3,600. Emery was a power plant engineer at the University of Alberta. William and his wife, Ida, lived in the home with their family. Ida continued to live in the home after William's death, up to 1993.

The residence is also valued for its English Cottage Revival style influences and was design and constructed by Joseph Côté in 1934. The building's footprint and interior room layout is unchanged from the 1934 original; the original single detached garage also survives on the site. The residence retains many of the

features associated with the English Cottage Revival style, including the steeply-pitched, hipped gable roof, stucco and clinker brick cladding, window fenestration, and a symmetrical façade. The upper level of the façade is characterized by a large shed dormer with two windows. The lower level of the façade features matching three-paneled windows, each with an 8-over-1 centre panel, and flanking 6-over-1 panels. Windows on the lower level have flat arch headers in brick; as well as brick slip sills. Windows on the upper level have shaped stucco headers. The front entry is enclosed, and has a steeply-pitched gable roof. The main entrance has closed stucco railings. There are two prominent brick chimneys, each clad in stone detailed parging, similar to that on the foundation.

Character-Defining Elements

The character-defining elements of the Emery Residence expressed in its form, scale and massing include:

- English Cottage Revival style influences
- Steeply-pitched, hipped gable roof
- Prominent front-facing gable
- Stucco cladding on upper level; clinker brick cladding on lower level
- Large shed dormer with stucco cladding and two windows on front façade
- Matching three-paneled windows, each with an 8-over-1 centre panel and flanking 6-over-1 panels on lower level of the façade
- Original windows and fenestration pattern on east and west elevations
- Flat arch headers in brick and brick slip sills for windows on lower level
- Shaped stucco headers for windows on upper level
- Closed front entry with steeply-pitched gable roof and closed stucco railings
- Concrete planter box supports on front façade
- Concrete parging with stamped stonework design on foundation and two brick chimneys
- Decorative medallion above front entrance