



June 27, 2024

Reference No.: 146160475-004

To: City Council

From: Kent Snyder, Branch Manager

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

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## SUMMARY

This memo initiates the process to designate a historic resource, the Crawford 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 10352 - 127 Street NW in accordance with Section 26 of the Alberta *Historical Resources Act*, RSA 2000, c H-9.<sup>1</sup>
2. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate the Crawford 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 Crawford Residence as a Municipal Historic Resource (the "Bylaw") will be brought forward to Council for their consideration.

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<sup>1</sup> 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 \$49,827 to be provided from the Heritage Resources Reserve to fund City-funded work on the Crawford Residence, as described in Attachment 5.

## **BACKGROUND**

The Crawford 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 1929, and features Storybook-influenced architecture, with a high gabled roof, stucco exterior that flares slightly toward the foundation, and an offset front arched entrance.

On June 10, 2024, the owner completed the application requirements to have the Crawford Residence, located at 10352 - 127 Street NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Crawford 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 \$49,827 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Crawford Residence.

The total estimated cost of the restoration work for the project is \$99,654. Beyond the \$49,827 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 the 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 \$4.97 million at the end of 2024. The Reserve is funded by the tax levy on an annual basis (\$2.6 million in 2024 including \$465,131 specifically for the Edmonton Brewing and Malting Company Ltd. building and \$500,000 for Hangar 11).

## **PUBLIC ENGAGEMENT**

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

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that are difficult to decipher as specific letters.

c: Executive Leadership Team  
Aileen Giesbrecht, City Clerk, Office of the City Clerk  
Cyndil Talyor, Acting City Solicitor, Legal Services

Attachments:

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

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

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

TO: Margaret Van de Pitte and Frederick Van De Pitte  
10352 - 127 Street NW  
Edmonton AB T5N 1V7

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 1929 structure known as the Crawford Residence and the land on which such structure is located, legally described as:

Plan 9221267 Blk A Lot 5A

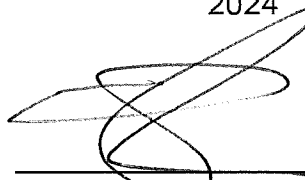
EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 10352 - 127 Street NW, be designated as 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 26<sup>th</sup> day of July

2024



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Eddie Robar  
Interim 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.

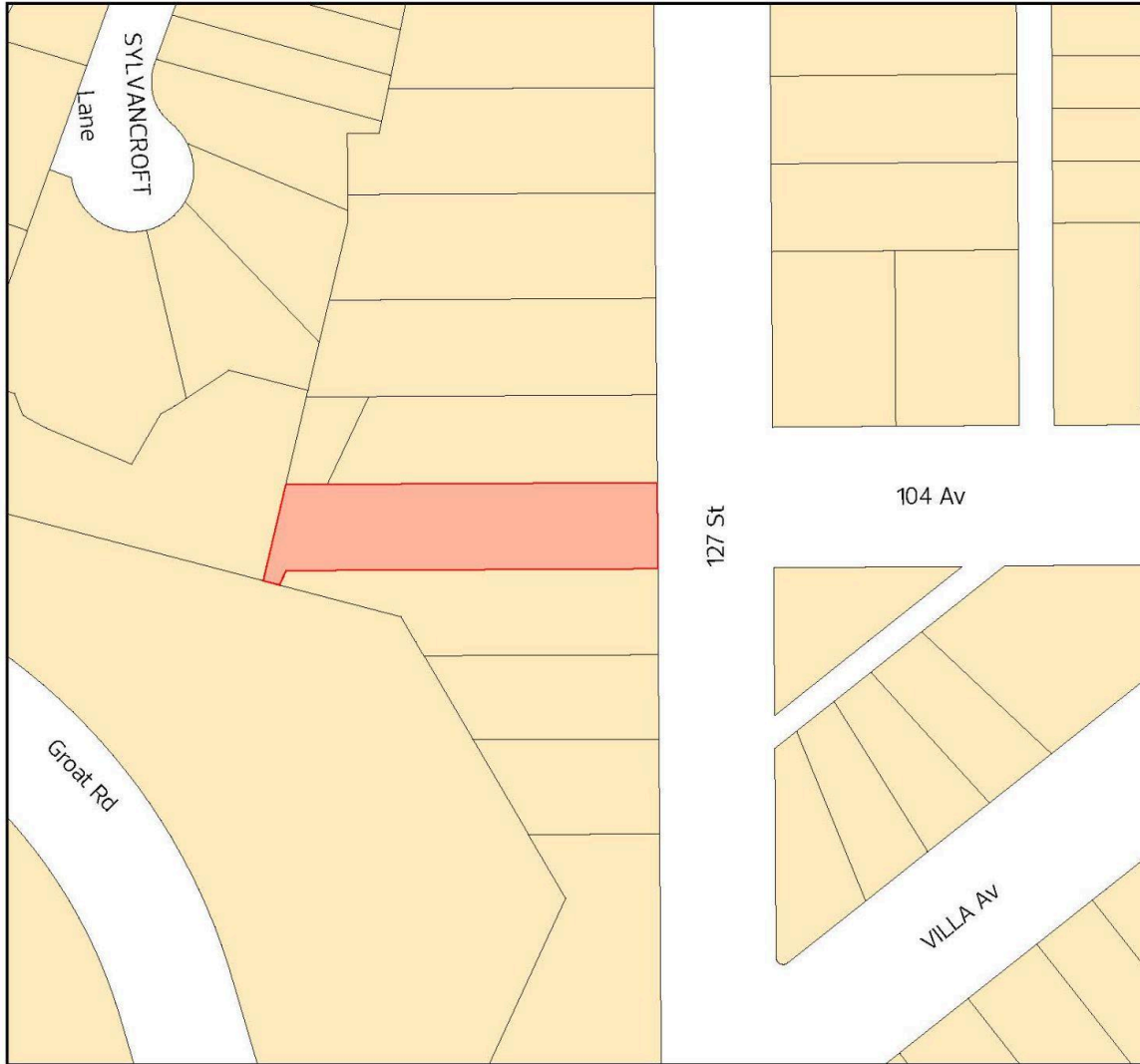
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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.

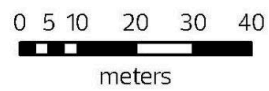
You may also apply by originating application to any judge of the Court of King's Bench for an Order shortening the 120 days of protection.

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 for the Crawford Residence



**Crawford Residence**  
**10352 - 127 Street NW**



Photographs of the Crawford Residence



View of east (front) elevation, looking west from 127 Street NW



Front entrance and north (side) elevation





Front window detail



View of south (side) elevation, looking north



View of west (rear) elevation, looking east

## Statement of Significance

### Description of Historic Place

The 1929 Crawford Residence is a two storey residence constructed with Storybook architecture influences featuring stucco siding, a high pitched gable roof, a unique stone door surround, and a chimney starting from the ground level. It is located mid-block in Edmonton's Westmount neighbourhood, backing onto a small parcel of woodland.

### Heritage Value

The Crawford Residence is significant due to its association with the early development of the Groat Estate area of the Westmount neighbourhood.

There were two important life events for Malcolm Groat, a Hudson's Bay Company employee, in 1870. He married Margaret Christie, daughter of HBC chief factor William Christie, and staked a claim on land west of the 3000 acre reserve that the company was retaining around Fort Edmonton as it ceded Rupert's Land to the Dominion of Canada. Groat resigned from the HBC in 1875 and began farming the land. In 1876, the Canadian government signed Treaty 6 with Indigenous leaders in what is now Saskatchewan and the following year Indigenous chiefs in the Edmonton region signed adhesions to the treaty. Groat's claim of what became known as Groat Estate was acknowledged in the 1883 Edmonton Settlement survey plan and in 1887 he obtained a certificate of title for the 900 acre property legally described as River Lot 2.

In his older years, as Edmonton grew from town to city, Groat subdivided a portion of River Lot 2 east of Park (now 127) Street into urban-sized (50 by 150 foot) lots. The remaining land west of Park (127) Street he sold in 1903 to William Tretheway, an Ontario real estate speculator and prospector. Tretheway sold the property in 1905 to James B. Carruthers, a wealthy grain merchant from Montreal. Carruthers began his Glenora development in 1906. In 1911, he had a remnant parcel south of Stony Plain Road between Park (127) Street and Groat Ravine subdivided into six estate-sized lots ranging from 1 to 2 acres. The Sylvancroft mansion, demolished in 2016, was built on one of these lots. The estate lot just west of 127 Street, though, was further subdivided in the 1920s and it was here that the Crawford Residence was built in 1929.

The small pocket of housing along the east bank of Groat Ravine has been home to a number of prominent Albertans through the years, including MLAs, Attorneys General of Alberta, and a former mayor of Edmonton. The Groat Estate area has a high level of architectural integrity, with many of the original homes built in the area still standing.

Since its construction, the Crawford Residence has only changed ownership five times. Frank Schröffel, the home's builder, held the title to 10352 - 127 Street NW in 1929. John L. and Georgie K. Biggs Crawford were the first occupants of the house, living there from 1930 to 1940. John Crawford was born in Ontario in 1868, while Georgie Biggs was from St. Louis, Missouri. John followed in his father's footsteps and became a lawyer and later a judge. They moved from Ontario to Red Deer in 1903 where John practiced law. He became a District Court Judge for the McLeod District in 1910 and transferred to the Edmonton district in 1912.

Carlton W. and Mary G. Lynch Clement owned the home from 1941 to 1960. Eric Parker owned the house afterward, adding the rear sunroom addition in 1963. The addition was designed by Mary Imrie, of the noted Wallbridge and Imrie architectural firm. Mary Imrie and Jean Wallbridge founded the first all-female architectural partnership in the country and designed hundreds of residential homes around Edmonton throughout the mid-20th century. The rear sunroom addition of the Crawford Residence reflects Imrie's interest in the "West Coast Modernism" architectural style, which features large windows, projecting eaves, and use of post-and-beam construction with local materials -- in this case, wood. Interestingly, Jean Wallbridge grew up in a house about a block away from the Crawford Residence.

The Parkers rented out the house until selling it in 1973 to the current owners, Margaret and Frederick Van de Pitte, who are both Professors Emeriti at the University of Alberta.

The Crawford Residence features Storybook-influenced architecture, including a high gabled roof and an offset front arched entrance. The stucco walls flare slightly outwards before stopping at the concrete foundation, which is a classic element of Storybook architecture. The exposed portion of the foundation walls have decorative parging with a stamped-brick finish. The front (east) elevation is characterized by an open terrazzo porch with a brick balustrade on one side, with decorative stone surrounding the doorway. Wrought iron rails have been added to the porch steps in the interest of safety. The facades of the house are original, with the exception of the chimney, which was widened around the late 1970s. The chimney is unique in that the outline can be seen on the facade starting from ground level. Additions were made to the back facade as a sunroom on the first floor and a solarium on the second floor sometime in the 1950s. All windows, doors and woodwork except for the additions are original. The projecting eaves feature exposed rafters and decorated soffits. The tripartite timber windows are six over six and have sloped plain slip sills. The window openings have a sloped, stucco-clad lintel above, typical to Storybook design.

## Character-defining Elements

Key character-defining elements of the Crawford Residence include:

- Form, scale, and massing as expressed by its two-storey height
- Storybook-inspired architectural design
- Intersecting medium-gable roof with cedar shingles
- Offset front projecting gable and front shed dormer
- Projecting eaves and verges with exposed rafters and soffit; plain fascia
- Stucco-clad chimney flush at south elevation
- Smaller stucco-clad chimney on north elevation
- Stucco cladding on all elevations
- Decorative parging on exposed foundation walls
- Offset front entry with stone door surround
- Front terrazzo-tile steps and landing with brick balustrade
- Three tripartite timber windows with 6-over-6 panes: two on front elevation (one on main floor, one on second floor) and one on rear elevation (main floor)
- Two windows on north elevation and one window on south elevation with six-over-six double-hung windows, with plain trim, sloped lintels above windows and plain slip sills
- South elevation window with 2-over-6 panes
- Dormer window above front entrance
- 1963 main-floor sunroom addition at rear (west) elevation; wood frame construction with seven single-paned windows on south and west sides
- 1963 second-floor solarium addition at rear (west) elevation; wood frame construction with shed roof

## Description of City-Funded Work

Phase	Description of City-Funded Work	Estimated Cost	Amount Allocated
1	<b>Stucco Repair:</b> Repair + paint on all sides of stucco cladding on house as needed	\$10,237.50	\$5,118.75
2	<b>Windows:</b> fixing windows and storms, sash cord replacement, screening, touch-up paint; replacement of sunroom glass	\$17,881.50	\$8,940.75
3	<b>Foundation:</b> Excavate and repair 104 feet of foundation wall, including porch foundation; install sump pump	\$59,010.00	\$29,505.00
4	<b>Terrazzo Steps:</b> Restoration of terrazzo stair treads and capping on stringer walls. Includes stripping of existing sealers, repolishing and re-sealing	\$3,150.00	\$1,575.00
5	<b>Eaves:</b> paint eaves and trim as needed	\$315.00	\$157.50
6	<b>Contingency:</b> 10% contingency	\$9,059.40	\$4,529.70
	<b>TOTAL</b>	\$99,653.40	\$49,826.70