

October 8, 2024

Reference No.: 515668478-003

To: City Council

From: Kent Snyder, Branch Manager

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

SUMMARY

This memo initiates the process to designate a historic resource, the McClory 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 10406 Connaught Drive 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 McClory 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 McClory Residence as a Municipal Historic

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.

Resource (the “Bylaw”) will be brought forward to Council for their consideration.

2. If approved, the Bylaw and corresponding Rehabilitation Incentive and Maintenance Agreement will contemplate funding of up to \$100,000.00 to be provided from the Heritage Resources Reserve to fund City-funded work on the McClory Residence, as described in Attachment 5.

BACKGROUND

The McClory 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 1927, and features Georgian Revival style influences, designed by the noted Edmonton architectural firm MacDonald & Magoon. Works by this firm included the former Edmonton Public Library, the Salvation Army Citadel, the Kelly-Ramsey Building, Corbett Hall and the former Roxy Theatre.

On September 16, 2024, the owners completed the application requirements to have the McClory Residence, located at 10406 Connaught Drive NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the McClory 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 \$100,000.00 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the McClory Residence.

The total estimated cost of the restoration work for the project is \$222,982.66. Beyond the \$100,000.00 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 \$6.28 million at the end of 2024. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2024 including \$465,131 specifically for the Edmonton Brewing and Malting Company Ltd. building).

PUBLIC ENGAGEMENT

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



KS/bs

c: Executive Leadership Team

Aileen Giesbrecht, City Clerk, Office of the City Clerk

Michelle Plouffe, Chief People Officer and City Solicitor, Employee Services and Legal Division

Attachments:

1. Notice of Intention to Designate the McClory 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 McClory Residence as a Municipal Historic Resource

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

TO: Jill Marie Davies-Shaw

and

Darren James Shaw

both of:

10406 Connaught Drive NW
Edmonton AB T5N 3J4

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 1927 structure known as the McClory Residence and the land on which such structure is located, legally described as:

PLAN 2803AF
BLOCK 84
LOT 10

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 10406 Connaught Drive 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 day of 2024

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.

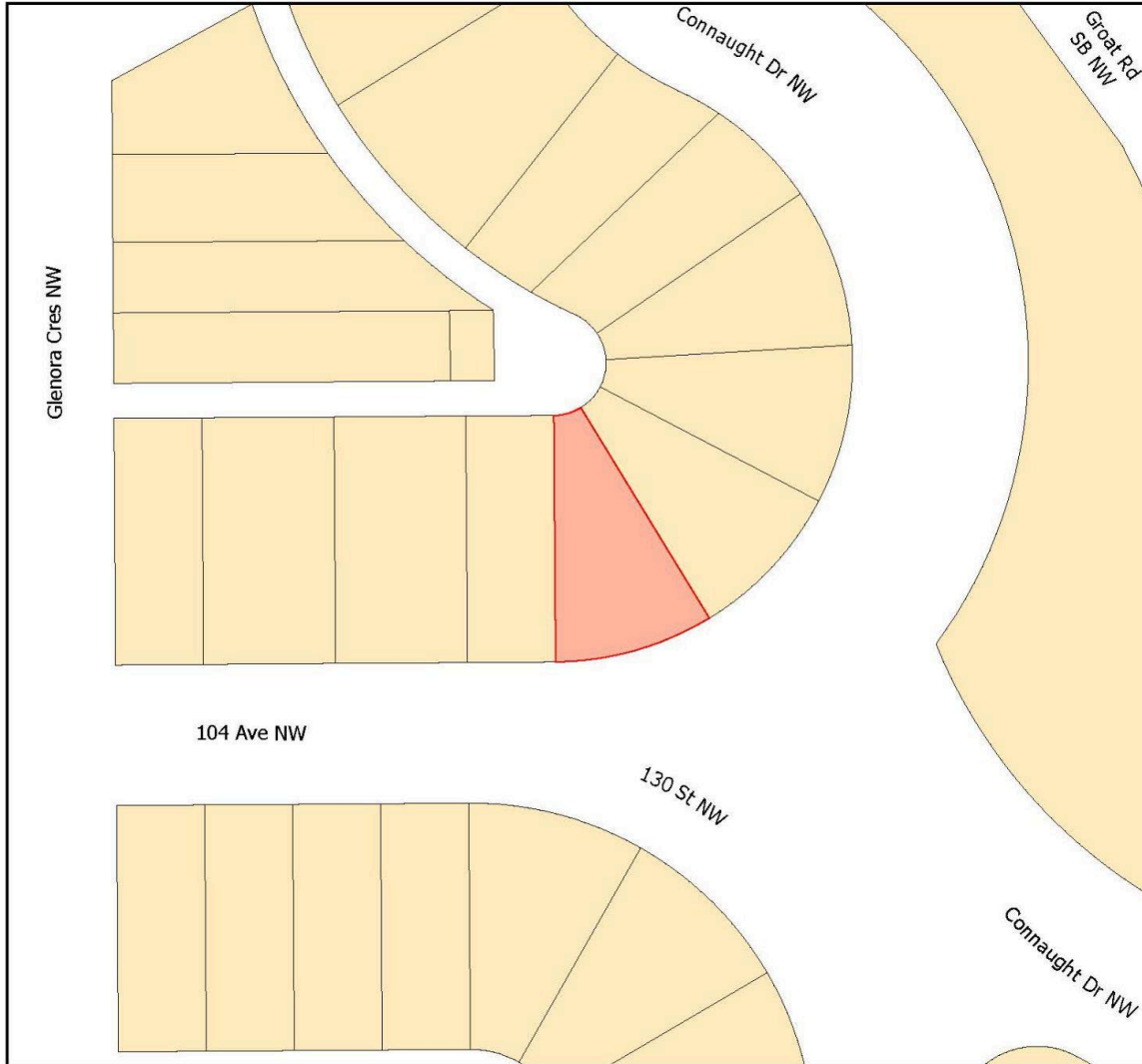
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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.

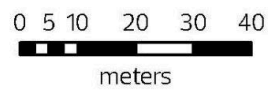
You may also apply by originating application to any judge of the Court of King's Bench for an Order shortening the 120 days of protection.

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 McClory Residence



McCLORY RESIDENCE
10406 CONNAUGHT DRIVE NW



Photographs of the McClory Residence



View of front (south) elevation, looking northwest from Connaught Drive NW.



View of front (south) and side (west) elevations, looking northeast from Connaught Drive NW.



View of front (south) and side (east) elevations, looking northwest from Connaught Drive NW.



View of rear (north) elevation, looking south from property rear yard.



View of side (west) elevation, looking east from property side yard.

Statement of Significance

Description of Historic Place

The McClory Residence is a two and one-half storey Georgian Revival home located on Connaught Drive near the intersection with 130 Street NW in Edmonton's Glenora neighbourhood. The stucco clad residence is set back from the street with a manicured lawn and large, mature willow tree in the front yard. The residence features a symmetrical long façade with a medium-pitched side-gabled roof. The front entrance is centred on the south elevation covered by an open porch supported by two square columns. A single-storey sunroom connects with the west elevation and its roof serves as an open balcony.

Heritage Value

The McClory Residence, built in 1927, is highly valued for its association with the early development of Edmonton's Glenora neighbourhood south of Stony Plain Road. In 1885, the Edmonton area was initially surveyed as river lots: long rectangular parcels that gave all settlers access to the river valley's resources. Malcolm Groat homesteaded on what would become the Glenora neighbourhood in 1885 until he sold it to Montreal real estate developer James Carruthers in 1905. After subdividing the area north of Stony Plain Road in 1906, Carruthers was granted another certificate of title for the southern portion in December 1911. He placed a caveat on the land, prohibiting commercial activities and requiring that no property could be erected for less than \$3,500. This had the effect of limiting homebuyers to Edmonton's professional and business class who erected some of the city's largest and most expensive homes. Carruthers also took inspiration from the Garden City Suburb movement to create a self-contained, aesthetically-pleasing urban landscape. This included the preservation of urban forests, large setbacks from the street to allow for private garden space and curved streets that followed the natural contours of the landscape.

In July 1927, a building permit was obtained for the McClory Residence. It was designed by local architects MacDonald and Magoon and built by John L. Arnett for John Albert McClory (1885-1962) and his wife, Isabel (1884-1972). With its impressive massing and inspired landscaping elements, the McClory Residence is an excellent example of Carruthers' intentions for the Glenora neighbourhood and the business class that made it a reality.

The McClorys lived at the residence with their two children, John (1913-1944) and Margaret (1921-2013). John Sr. was the President of Alberta Trusts Co. Ltd. (10117 - 100A Street) and the manager of Marmon Motors (10165 - 103 Street). The McClorys occupied the residence until 1937 when they moved to New Westminster, BC. Their son, John Inglis McClory, served in the Royal Canadian Infantry Corps' Algonquin Regiment, during the Second World War. He was killed in action during the effort to liberate Holland from German forces.

Throughout its history, the McClory Residence has been the home of many professionals, academics and business leaders. After the McClorys, the residence passed to George Castle, a

manager with the Swift Canadian Company, a meat and grocery supply company. Castle owned the home from 1938 until 1942 when it was sold to Joseph Samuels (1894-1968) and his wife, Fanny (1896-1997). Joseph and his brother/business partner Ralph Samuels owned Christies Grant, a local department store in Edmonton. The duo would go on to open additional stores in Stettler, Innisfail and Camrose. University of Alberta Hospital psychiatrist Keith A. Yonge (1913-2003) bought the McClory Residence in 1958 with his wife Jane (1925-2012). During his career, Doctor Yonge served as President of both the Canadian and InterAmerican Psychiatric Associations. The property was vacant for a year in 1974 before it was occupied by Peter Craig of Imperial Oil. It was later sold to Joseph Preston of Coopers and Lybrand, an accounting company that would later merge with Price Waterhouse to form PricewaterhouseCoopers in 1998.

The McClory Residence is also valued as a refined and highly intact example of Georgian Revival architecture in the Glenora neighbourhood. The residence was designed by H.A. Magoon (1863-1941) and George H. MacDonald (1882-1961), two architects with a long history in Edmonton and the Glenora neighbourhood. Through their firm, the two men designed a significant number of commercial and government properties such as the Edmonton Public Library (since demolished), the Salvation Army Citadel, Alberta College, Concordia College, Corbett Hall, the Gem Theatre (since demolished), the Roxy Theatre (lost due to fire) and the Edmonton General Hospital; however, residential commissions were far more rare for their practice.

The Colonial Revival movement began in North America during the 1880s but the early period was dominated by the Queen Anne style. Revival architecture in Alberta reigned from the 1910s to the early 1940s, becoming one of the predominant residential forms in the early 20th century. Style elements that identify the McClory Residence as a Georgian Revival home include its boxy form, its symmetrical façade with balanced windows, and prominent pedimented open entryway with central front door. Through the high preservation of its original pediment and construction, the McClory Residence is an excellent example of the Georgian Revival architectural tradition.

Character-defining Elements

Key character-defining elements of the McClory Residence include:

EXTERIOR

- Form, scale and massing as expressed by its two and one-half storey height; long rectangular form; medium-pitched side gabled roof with returned eaves; raised front entrance centred on façade with gabled pediment supported by two columns on concrete stoop
- Construction materials as expressed by its nailed wood frame; concrete foundation with original red brick veneer under later stone veneer; smooth stucco cladding
- Georgian Revival style details such as its boxy form; symmetrical façade with balanced windows and centred door; side-gabled roof; accentuated front door with pediment with cornice return supported by square columns; multi-light windows in adjacent pairs

(second storey and side facades); stuccoed drip mould above window heads; wooden flower boxes below windows on first storey

- Original fenestration such as its triple assembly 2-over-3 and 6-over-9 single-hung wooden-sash windows flanking central fixed windows with wooden exterior storms; single and double-assembly multi-light casement wooden-sash windows with wooden exterior storms on first and second storeys; four-pane wooden storm windows in basement; banked multi-light casement wooden-sash windows with multi-paned wooden-sash windows with wooden multi-light storms on one-storey portion; 6-paneled wooden door with multi-light wooden-sash sidelights and fanlight with multilight exterior storms
- Upper level patio with door and railing on west elevation
- Two internal red brick chimneys with ceramic chimney pots at the east and west elevations

INTERIOR

- Original clinker brick fireplace

Attachment 5**Description of City-Funded Work**

Scope	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Window Rehabilitation/Replacement: rehabilitation and/or replacement of sixty-two (62) storm windows; rehabilitation of three (3) sealed glass windows; rehabilitation/replacement of sixty-six (66) exterior window trim/frames; rehabilitation of twenty-five (25) window sashes on front elevation only; replacement of one (1) kitchen window and storm window	\$204,082.66	\$94,000.00
2.	Eave Detail: rehabilitation of existing eave detail and fascia	\$6,300.00	\$2,000.00
3.	Front Porch Rehabilitation: rehabilitation of front porch, pillars and main entrance door	\$6,300.00	\$2,000.00
4.	Upper Patio Rehabilitation: rehabilitation of door, trim and railing for upper patio on west elevation	\$6,300.00	\$2,000.00
	TOTAL	\$222,982.66	\$100,000.00