

December 5, 2024

Reference No.: 544896859-002

To: City Council

From: Kent Snyder, Branch Manager

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

---

## SUMMARY

This memo initiates the process to designate a historic resource, the Stewart 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 10326 - 132 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 Stewart 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 Stewart Residence as Municipal Historic

---

<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.

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 to be provided from the Heritage Resources Reserve to fund City-funded work on the Stewart Residence, as described in Attachment 5.

## **BACKGROUND**

The Stewart 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 Dutch Colonial Revival-style influences. The architect, William Blakey, one of Edmonton’s most-noted architects, was responsible for the design of some of the city’s noted buildings such as Christ Church Anglican Church, the Central Masonic Temple, the former Roxy Theatre and the Garneau Theatre. His residence, the William Blakey Residence in Glenora, was designated as a Municipal Historic Resource in 2007.

On November 27, 2024, the owners completed the application requirements to have the Stewart Residence, located at 10326 - 132 Street NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Stewart 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 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Stewart Residence.

The total estimated cost of the restoration work for the project is \$201,012. Beyond the \$100,000 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 these 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 \$6.49 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).

## **PUBLIC ENGAGEMENT**

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

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 Stewart Residence as a Municipal Historic Resource - *Historical Resources Act*
2. Location Map
3. Photographs
4. Heritage Officer's Statement of Significance
5. Description of City-Funded Work

A handwritten signature in black ink, consisting of several overlapping, stylized strokes.



## 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.

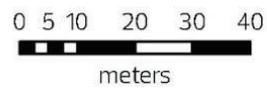
You may also apply by originating application to any judge of the Court of King's Bench for an Order shortening the 120 days of protection.

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 Stewart Residence**



**STEWART RESIDENCE**  
**10326 - 132 STREET NW**



## Photographs of the Stewart Residence



View of front (east) elevation, looking west from 132 Street NW.



View of side (north) elevation, looking southwest from 132 Street NW. Note new addition at the rear of the building (the rear elevation is not included in the designation).



View of side (south) elevation, looking northwest from property front yard. Note new addition at the rear of the building (the rear elevation is not included in the designation).

## **Statement of Significance**

### **Description of Historic Place**

The Stewart Residence is an impressive two-storey Dutch Colonial Revival-style residence situated nearly mid-block on 132 Street NW between 103 Avenue NW and 104 Avenue NW in the Edmonton neighbourhood of Glenora. Set back from the street, the house is easily identified by its rectangular plan with side-gambrel roof, symmetrical design, stucco cladding, nearly full-width shed roof dormer, central entry with pedimented front porch, and single and triple assembly multi-light windows.

### **Heritage Value**

The Stewart Residence, built in 1929, is an example of the form and quality of residential construction in Glenora during the Interwar period just prior to the Great Depression. The Stewart Residence is situated in the portion of the Glenora neighbourhood subdivided in 1911. This area south of Stony Plain Road, known presently as 'Old Glenora' was the last portion of Glenora to be subdivided by real estate tycoon, James Carruthers and its layout contrasts that of his earlier 1906 and 1907 gridiron subdivisions. The 1911 subdivision followed Garden Suburb design. Garden Suburbs, popularized by Hampstead Garden Suburb in England, were low density residential areas carefully integrated with gardens and/or open spaces. Streets were often curved to convey a more organic feeling and reflected the topography of the land much better than gridded street layouts.

To control the residential, landscaped nature of the community that Carruthers was establishing, he registered a caveat on the title of the lots south of Stony Plain Road that has become known as the Carruthers Caveat. In a day prior to zoning controls, the caveat required significant building setbacks to ensure large front lawns and limited development to low density housing. The caveat helped make Glenora a desirable enclave for Edmonton's wealthy residents and professionals. The Stewart Residence was constructed by William F. Stewart, a manager with Western Grocers, months prior to the start of the Great Depression. Stewart sold the residence in 1932. The scale and design of the residence reflects the economic position of the Stewarts and the high standard of construction in Glenora at the time. During the Depression, only a handful of residences were constructed in Glenora with approximately 20 permits issued between 1930 to 1939.

The Stewart Residence is also significant as a highly intact example of the work of notable Edmonton and Alberta architect, William George Blakey (1885-1975). Originally from Sunderland, England, William, with his brother Richard Palin Blakey, received their

architectural training under English architect George T. Brown, prior to his immigration to Canada in 1907. After settling in Edmonton, Blakey worked for the Department of Public Works, before joining the firm of Roland M. Lines in 1908, where he designed a range of residential, institutional, and commercial buildings. In 1914, Blakey married Carrie Arnold Thomas, and shortly after their marriage, moved to Ottawa, where he worked as an inspector with the Department of Munitions. Blakey served overseas with the Canadian Engineers, before returning to Edmonton in 1919. Upon his return, he set up his own architectural firm. Six years later, he entered into a partnership with his brother, the former Provincial Architect Richard Blakey (1879-1963). The firm would evolve over time to include a number of prominent Edmonton architects. William Blakey was hired to design the extant residence in March 1929. The home is a reflection of the architectural styles popular during the inter-war period, styles that were less prevalent following the Second World War with the emergence of new building materials and technology. Blakey embraced the new modern architectural styles, as evident in his own International-style residence on 101 Avenue NW, as well as examples of his work such as the Garneau Theatre and the T. Eaton Co. Store. Blakey remained in Edmonton until his passing in 1975, and was recognized at the time as Alberta's longest practicing architect.

The Stewart Residence is also valued for its association with its second owners, and prominent business and civic-minded Jewish family, the Samuels. Ralph and Rose Samuels purchased the Stewart Residence in 1932, and owned the home for the next three decades. Ralph (1892-1967), an immigrant from Russia, arrived in Canada circa 1911, settling with his half-brother in Winnipeg. In 1914, Ralph married Rose (nee Israel) and moved to Mundare, Alberta, before moving to Edmonton in 1924. Ralph, with his brother Joseph, bought out the Christie Grant Mail Order House stock at its Winnipeg location and used it to stock stores in Edmonton, Calgary, Regina and Moose Jaw. The department store first opened in Edmonton on Jasper Avenue, before moving to a large location at 10174 - 101 Street NW. Department stores in Alberta first appeared in Calgary in the 1880s, with Edmonton's first department store established by Winnipeg's Hudson's Bay Company in 1905. It was not until the late 1920s that entrepreneurial department stores became more common in Alberta. The brothers would later open three additional stores in Camrose, Innisfail and Stettler under the name J. Lawrence & Co. Both Ralph and Rose were active members in Edmonton's Jewish community with Ralph becoming a charter member of the Congregation Beth Shalom, president of the Talmud Torah, and Rose serving as a life member of the Hadassah-WIZO. Ralph and Rose (1895-1970), having changed their surname from Chmelnitsky to Samuels in 1940, lived in the residence with their children, until 1960.

The Stewart Residence is further valued as an excellent expression of a Dutch Colonial Revival-style home, a popular architectural style during the 1920s and 1930s. This revival style is rooted in the 18th century Dutch and Huguenot settlements of the eastern United States. Gambrel roof residences became a popular design in catalogue and kit house plans during the early decades of the 20th century. A sub-type of Colonial Revival, Dutch Colonial Revival is characterized by its gambrel roof with dormers, rectangular plan, one and one-half or two-storey height, symmetrical design, columns for porches and entries, as well as external chimneys placed at the gable end of the home. A gambrel style roof provided a homeowner with a second floor living space without the financial cost of a traditional two-storey building. All together, these characteristics create an aesthetically-pleasing and functional home. The Stewart Residence exemplifies this style of architecture through its form, scale, massing, gambrel roof with wide shed roof dormers, symmetry, and prominent central front porch.

### **Character-defining Elements**

Key character-defining elements of the east, north and south elevations of the Stewart Residence include:

- Location nearly mid-block on 132 Street NW between 103 Avenue NW and 104 Avenue NW in the Edmonton neighbourhood of Glenora
- Siting on a large lot setback from the street with terraced front lawn
- Form, scale and massing
- Dutch Colonial Revival design with symmetrical front elevation
- Wood-frame construction with concrete foundation
- One and one-half storey height with full basement on a rectangular plan
- Gambrel roof
- Stucco cladding with minimal exterior detailing
- Nearly full-width shed roof dormer on front elevation
- Pedimented porch with fluted columns and dentillation
- Central entry with decorative sidelights and fanlight windows with storm windows
- Multi-light exterior storm door and six-panel wooden door on front elevation
- Stucco soffits with wood shingle fascia cladding
- Wooden louvres in the gable peaks
- Fenestration including: single assembly multi-light wooden-sash hopper windows with multi-light wooden storms at basement level; triple assembly 8-over-8 single-hung wooden-sash windows with 4-over-4 single-hung wooden-sash windows on either side and all with multi-light wooden storm windows; single assembly 8-over-8 single-hung wooden-sash windows with multi-light wooden storms; triple assembly multi-light fixed wooden-sash windows with matching

wooden-sash storm windows; single assembly rectangle window openings on upper level

- Wooden shutters on either side of upper windows
- Chimneys including external and internal stucco clad chimneys with corbelled tops

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

<b>Scope</b>	<b>Description of City-Funded Work</b>	<b>Estimated Cost</b>	<b>Amount Allocated</b>
1.	<b>Window Rehabilitation:</b> rehabilitation of original sash windows, storm windows and interior trim for twelve (12) windows on main floor	\$80,640.00	\$40,320.00
2.	<b>Window Replacement:</b> replication of seven (7) windows on upper floor, repairs to window casings and repairs to two (2) window subframes	\$34,482.00	\$17,241.00
3.	<b>Main Entrance:</b> rehabilitation of main entrance door, storm door and sidelight and fanlight windows	\$22,575.00	\$11,287.50
4.	<b>Roof Rehabilitation:</b> installation of cedar shingle roofing	\$35,070.00	\$17,535.00
5.	<b>Soffits, Fascia and Eavestroughs:</b> rehabilitation of soffits, fascia and installation of new eavestroughing	\$20,527.50	\$10,263.75
6.	<b>Exterior Stucco:</b> cleaning and repair to exterior stucco	\$2,992.50	\$1,496.25
7.	<b>Exterior Painting:</b> painting of stucco cladding, parging and window shutters	\$4,725.00	\$1,856.50
	<b>TOTAL</b>	<b>\$201,012.00</b>	<b>\$100,000.00</b>