

Memorandum

February 11, 2025

Reference No.: 500075033-003

To: City Council

From: Kent Snyder, Branch Manager

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

SUMMARY

This memo initiates the process to designate a historic resource, the Gilpin 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 10525 - 129 Street 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 Gilpin 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 Gilpin 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 \$59,466 to be provided from the Heritage Resources Reserve to fund City-funded work on the Gilpin Residence, as described in Attachment 5.

BACKGROUND

The Gilpin 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 one-and-a-half-storey building was constructed in 1913, and features a cedar shingle gable roof, a front enclosed porch area, wood shake siding and decorative moulding on all elevations. There is also a large gable dormer on the front elevation with a variance in roof pitch in front of the dormer. The Gilpin Residence is a highly intact example of early residential development in the Groat Estates area of the Westmount neighbourhood.

On January 15, 2025, the owners completed the application requirements to have the Gilpin Residence, located at 10525 - 129 Street NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Gilpin 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 \$59,465.88 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Gilpin Residence.

The total estimated cost of the restoration work for the project is \$118,931.77. Beyond the \$59,465.88 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

The projections for the Reserve (using current commitments) anticipate a Reserve balance of \$3.73 million at the end of 2025, and \$0.5 million at the end of 2026. The Reserve is funded by the tax levy on an annual basis (\$2.16 million in 2025 and \$1.85 million from 2026 and on, including \$500,000 for Hangar 11, \$500,000 for Harcourt House, and \$465,000 for the Edmonton Brewing and Malting Company Ltd). The Reserve also funds \$490,000 for the Heritage Place Strategy.

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, City Solicitor, Legal Services

Attachments:

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

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**Attachment 1****Notice of Intention to Designate the Gilpin Residence as a Municipal Historic Resource****HISTORICAL RESOURCES ACT**

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

TO: James and Linda Spurr
10525 - 129 Street NW
Edmonton, AB
T5N 1W9

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 Gilpin Residence and the land on which such structure is located, legally described as:

PLAN 3875P
BLOCK FIFTY SIX (56)
THE SOUTH SIXTEEN AND TWO THIRDS (16 2/3) FEET OF LOT FOURTEEN (14)
AND THE NORTH SIXTEEN AND TWO THIRDS (16 2/3) FEET OF LOT FIFTEEN (15)
EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 10525 - 129 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 11th day of February 2025

A handwritten signature in blue ink, appearing to read "Eddie Robar".

Eddie Robar
City Manager

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**Attachment 1****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 Gilpin Residence



Gilpin Residence
10525 – 129 Street NW



0 5 10 20 30 40
meters

Photographs of the Gilpin Residence



View of front (west) elevation, looking east from 129 Street NW.



View of side (north) elevation, looking southeast from 129 Street NW.



View of side (south) elevation, looking northeast from property front yard.



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



December 1980 photo of the Gilpin Residence. Note the patterning of the windows

Statement of Significance

Description of Historic Place

The Gilpin Residence is a semi-bungalow in the Westmount neighbourhood; specifically, in the southwest area formerly known as Groat Estates, once owned by Malcolm Groat and part of River Lot 2.

Built in 1913, the Gilpin Residence features an open gable roof with projecting verges and eaves, wooden shake siding, and a large gable dormer on the front facade. The roof pitch changes at the front of the house, where the former porch was converted to an interior room in 1980.

Heritage Value

The Gilpin Residence is valued for its association with early development in the Westmount/Groat Estate area. Indigenous peoples lived and traveled in and around the North Saskatchewan River Valley and ravine system for thousands of years. Fur-trading posts were established on the north side of the river in the early 1800s. In 1870, Malcolm Groat, a steward with the Hudson's Bay Company, claimed the land that was later subdivided as River Lot 2. As Edmonton later grew from town to city, Groat subdivided a portion of River Lot 2 east of Park (now 127) Street into urban-sized lots in a development marketed as Groat Estate. The west side of River Lot 2 was eventually purchased by James Carruthers. In 1906, Carruthers developed the area north of Stony Plain Road and west of Park (127) Street as his first Glenora subdivision. This area was annexed to the City of Edmonton in 1908. It was here that the Gilpin Residence was constructed in 1913.

The Glenora subdivision, however, was divided by the Groat Creek ravine. Prior to the Great Depression and World War II, most of the houses built in the first Glenora subdivision were built east of the ravine like the Gilpin Residence and thus oriented towards Groat Estate. The construction of Groat Road in the ravine in the 1950s strengthened the divide between the smaller (eastern) and larger (western) portions of this Glenora subdivision. When official City neighbourhood boundaries were established, it was logical for the area in which the Gilpin Residence is located to join Groat Estate in becoming part of the Westmount neighbourhood rather than Glenora.

The area has remained very intact through time. The streets are lined with large trees and houses are set back from the front sidewalk, with vehicle access typically tucked away in the alleys. The area is mostly residential; however, 124 Street and 102 Avenue are nearby commercial corridors.

Henry B. Drew purchased two parcels of land in June 1913: Lots 14 and 15 on Block 56 along 129 Street NW. He subdivided the two lots into three and constructed a house on each. In November 1913, a building permit was issued for 1065 129 Street, which was the original address for 10525 - 129 Street and which straddled lots 14 and 15.

While Henry B. Drew owned 10525 - 129 Street NW for a decade, he did not seem to live in it himself, although he did live next door at 10527 - 129 Street for a time, in a house he also built. 10525 was rented in 1914 and 1915 to Walter Stanley Gilpin, who lived in the home with his wife, Helen Fairlee MacSween. Gilpin owned a gentlemen's clothing store on Jasper Avenue called Gilpin and McComb. After Walter and Helen moved out, the house was rented to John McAlister of law firm Woods, Sherry, Collisson, and Field until 1920. The house changed ownership fairly regularly for the first half of the century – seven times between 1923 and 1955. The property has changed ownership four more times in the past 70 years.

Block 56 is still relatively intact, with a high number of original buildings standing today. The two other houses that Drew built, which flank the Gilpin Residence (10523 and 10527), are also still standing. The three houses are distinctly similar in style.

The Gilpin Residence is valued for its design that is representative of early 20th century development in Westmount / Groat Estates. It is a California-inspired semi-bungalow, with a one-and-a-half-storey form and wide front porch. It features a gable cedar-shingled roof with projecting verges and eaves, and a large gable dormer on the west (front) elevation with a window. The east (rear) elevation features an offset shed gable and a small dining room extension on the first floor. The gable and dormer feature exposed rafters on projecting eaves and are clad in wood shingles.

The dwelling is clad in wooden shake siding with decorative moulding on the front elevation and a plain frieze above foundation on all elevations. The windows feature plain lintels, trim, and sills. There is an offset front entrance with a narrow window to the left of the door. The front porch was converted into an interior living room space around 1980; the bottom skirting and door placement is the same. The rear of the house also contains a raised roofline on the northeast corner, which was added to create more interior space. The brick foundation is visible from the side elevations of the house.

Character-defining Elements

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

- Form, scale, and massing
- One-and-a-half storeys
- Open gable roof with cedar shingles
- Projecting verges and eaves; plain fascia, and moulded soffit
- Change of roof pitch at front and rear elevations
- Gable dormer on front elevation with exposed rafters on projecting eaves; clad in wood shingles, with horizontal three-paned window
- Shed dormer on rear elevation
- Wooden shakes cladding on all elevations
- Decorative moulding on front elevation
- Plain frieze above foundation on all elevations
- Offset front entrance with plain trim
- Front porch windows
- Flared skirting of porch
- Patterning of windows on north elevation with plain lintels, trim, and sills (two basement, three main floor, two upper floor)
- Patterning of windows on south elevation with plain lintels, trim, and sills (one main floor, one upper floor)
- Patterning of windows on east (rear) elevation (two main floor, one upper floor)

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

Phase	Description of City-Funded Work	Estimated Cost	Amount Allocated
1	Window Replacement: replace windows on front elevation to match heritage	\$102,375.00	\$51,187.50
2	Eaves: materials costs to install, paint, repair under eaves tongue and groove boards and rafter ends as necessary; rental of scaffolding	\$2,422.30	\$1,637.66
3	Brick foundation repair: Repair and re-pointing brickwork in foundation as required on interior and exterior surfaces.	\$13,281.45	\$6,640.73
	TOTAL	\$118,931.77	\$59,465.88