

## Heritage Planner's Statement of Significance

### Description of Historic Place

The Humphrey's Residence is a two and one-half storey four-square residence with a hipped roof and hip roof dormer. The building is clad with wood siding on the first floor and wood shingles on the second floor. The site is located on a residential street and occupies one city lot in Edmonton's Highlands residential neighbourhood.

### Heritage Value

The heritage value of the Humphreys Residence lies in its association with the residential neighbourhood development of the Highlands by McGrath-Holgate and for its notable four-square design.

Built by McGrath-Holgate & Co. in 1912 the Humphreys Residence is significant due to its association with early development of the Highlands subdivision originally known as McDougall Heights. The area was part of development by McGrath-Holgate developers who wanted to attract well-to-do and middle class residents to the area. They encouraged the City to provide streetcar service, electricity, paved streets, and running water to the subdivision in 1911. The original approach was for McGrath-Holgate to sell large lots to prospective owner builders. Initially the area was underdeveloped with few houses being built. McGrath-Holgate initiated building a number of houses to simulate interest in the new development. The Humphreys Residence was built for that purpose. Mr. Leonard Humphreys was a teacher who lived in the house from 1916 to 1936 and representative of the owners what this subdivision was designed to attract.

The Humphreys Residence is an excellent example of four-square design in the Highlands. Its flared hi-roof with large projecting eaves, large hip-roof dormer with double windows, wrap around veranda and wood detailing are distinctly representative of the four square style.

### Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1912 two and one-half storey Humphreys Residence, such as:

- the elements of the four-square design such as, the square plan, the flared hip-roof, eave brackets, and open wraparound veranda;
- wood siding on the first floor and wood shingles on the second floor;
- large projecting eaves with extended eave bracket and dentils;
- large hip-roof dormer with double windows, dentils, and brackets;
- hip-roof open porch with tapered columns and open balustrade;
- front door with oval lite, and;
- the pattern, style and construction of all wood windows, such as the triple windows on the first storey front façade and the paired double windows on the second floor with diamond paned sashes.