

Notice of Intention to Designate

William Brown Residence as a Municipal Historic Resource

Recommendation:

That Executive Committee recommend to City Council:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the May 11, 2011, Planning and Development Department report 2011PPP109, be served on the owner of the property occupied by the William Brown Residence located at 11108 - 64 Street NW in accordance with section 26 of the *Historical Resources Act* RSA 2000.
2. That the funding of \$32,000 for this project be provided from the Heritage Reserve Fund.
3. That the City Manager be delegated to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

Report Summary

The recommendation in this report initiates the process of designating a heritage building at the owner's request as a Municipal Historic Resource in accordance with the *Alberta Historical Resources Act*.

Report

The William Brown Residence is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - A Policy to

Encourage the Designation of Municipal Historic Resources in Edmonton. The property is currently owned by Robert and Carol Snyder. On December 6, 2010, the owner completed the application requirements to have the William Brown Residence at 11108 - 64 Street NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

Any future renovation will meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of this property will ensure its proper restoration and protection in the future.

Policy

City Policy C450B – A Policy to Encourage Designation of Municipal Historic Resources in Edmonton.

Corporate Outcomes

The Way Ahead, City of Edmonton Strategic Plan 2009-2018:

- Improve Edmonton's Livability – Preserve, celebrate and support Edmonton's heritage, arts and culture.

Budget/Financial Implications

Upon completion of the project phases, as outlined in Attachment 5, the owner will be paid up to \$32,000 as a rehabilitation incentive from the Heritage Reserve Fund. This funding is based on matching grants up to 50 percent of the eligible restoration costs.

Should the owner receive funding from the Alberta Historical Resources Foundation for restoration work, the allocated funding from the Historic Resource Management Program may be adjusted accordingly. It is estimated

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that the restoration work will cost \$71,500.

Justification of Recommendation

1. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will provide Administration authority to ensure that the building is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation incentives funds will be available from Internal Order (#174101 – Heritage Reserve Fund).
3. This complies with the Alberta *Historical Resources Act*.

Attachments

1. Notice of Intention to Designate the William Brown Residence as a Municipal Historic Resource
2. Location of the William Brown Residence Located at 11108 - 64 Street NW
3. Photographs of the William Brown Residence
4. Heritage Planner's Statement of Significance
5. Description of City Funded Work for the William Brown Residence

Others Reviewing

- D. H. Edey, General Manager, Corporate Services Department
- L. Rosen, Chief Financial Officer and Treasurer

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HISTORICAL RESOURCES ACT

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

TO: Robert and Carol Snyder
11108 – 64 Street NW
Edmonton AB T5W 4H1

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 building known as the William Brown Residence, and the land on which such building is located, legally described as:

First: Plan 4065AE, Block 23, Lot 29 excepting thereout all mines and minerals.
Secondly: Plan 4065AE, Block 23 all that portion of Lot 30 described as follows: commencing at the north east corner of the said Lot 30 thence southerly along the eastern boundary of said lot a distance of 62 feet, to a point, thence westerly and at right angles to the easterly boundary thereof a distance of 10 feet to a point, thence northerly and parallel to the easterly boundary of the said lot a distance of 60 feet, more or less to a point on the north boundary of said lot, thence easterly along north boundary of said lot a distance of 10.2 feet, more or less to the point of commencement;

and municipally described as 11108 – 64 Street NW, be designated 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 2011.

General Manager
Planning and Development Department
Agent for the City of Edmonton

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 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 Notice to any judge of the Court of Queen'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 of the William Brown Residence Located at 11108 - 64 Street NW



**LOCATION OF WILLIAM BROWN RESIDENCE
11108 - 64 Street NW**



Site Location

PLANNING AND DEVELOPMENT DEPARTMENT

Photographs of the William Brown Residence



Heritage Planner's Statement of Significance

BUILDING NAME AND ADDRESS **William Brown Residence**
11108 - 64 Street NW, Edmonton

STATEMENT OF SIGNIFICANCE

Description of the Resource

The William Brown Residence is a two-storey home with hipped gabled roof and roof dormer with a clinker brick and stucco exterior. It features a large open veranda, front dormer and two small side additions. The building is at the intersection of two local residential streets and occupies almost two lots in Edmonton's Highlands residential neighbourhood.

Heritage Value

The William Brown residence is significant because of its association with William Brown, who began building the house in 1927, its distinct Craftsman design influence and its clinker brick exterior.

William Brown worked downtown as an employee of Weber Brothers, as well as running his own real estate and insurance business. He is significant to development of the Highlands because he developed at least nine properties in the area. Brown, either alone or with his father-in-law, Cephas Sisson, developed these houses, most of which were on 64 Street.

William Brown was also heavily involved in the construction of the Highlands United Church, as well as the Highlands Gold Course, the land for which he convinced the City to donate.

The Residence is also valuable because of the use of clinker brick. Clinker bricks were not desired in building construction for many years as they were over fired, burnt, and misshapen. In most cases, the clinker brick was discarded, however, beginning in the 1920's the bricks were valued for their unique appearance and design enhancing capability. The house employs clinker brick on the exterior, an unusual material not just in the Highlands but in the greater Edmonton area as well.

The William Brown Residence is also significant for its distinct craftsman design influences, such as the full open width veranda.

Character Defining Elements/Regulated portions:

- Use of clinker brick as the cladding materials for the main floor exterior walls with stucco in the gables and dormers;
- Gabled front porch supported on partially arched rectangular columns with brick bases with stone caps. The porch has solid stucco rail wall. Timber belt course separates columns and gable;
- Eaves have exposed rafters with tongue and groove soffits and brackets in any gable ends;
- Two southern 'additions', one with a gabled end roof and the other with a hipped roof;
- Majority of windows are timber sash with multi-paned windows where the upper sash has lights that have square and rectangular configurations;
- The SE 'addition' has double timber casement windows on all of its three sides. The window glazing is a unique configuration with 12 different sized panes in square or rectangular configurations;
- Windows in the brick have brick sills and those with stucco surround have a flared stucco lintels;
- Stucco chimney;
- Hipped gabled roofs;
- Interior period mouldings and trims, clinker brick fireplace; and
- Preference is given to cedar shingle roof, though alternatives that closely match colour or look will be considered.

Further Information:**Construction**

The building is timber framed on a poured concrete foundation. The principal beams and joists are set in the concrete foundation. The exterior main floor cladding is clinker brick with stucco in the upper portions. The roof is suspected to have originally been cedar shingle.

Clinker Brick

Clinker brick properties in Alberta are predominantly found in Edmonton, built mainly between 1919 and the mid 1930's. Clinker brick was always produced in earlier brick kilns because their inability to heat the ovens evenly. The bricks nearest the fire were prone to overheating, making them harder and darker and many would fuse together into clusters, ranging in size from a few bricks to several hundred. Often the minerals in the clay would also form a natural glaze in hues of green, red, yellow and purple. This brick was usually thrown away, although brick of normal shape were sold as seconds for use in rough brick work. However, in Edmonton, the use of this brick became an acceptable or fashionable cladding material for a time, perhaps due to the influences of the Arts and Crafts movement, and its emphasis on natural and rustic materials and its notable use on the Trinity Anglican Church in 1913. It is estimated that over 150 houses in Edmonton were built using this material over the next few years. For some reason, Edmonton took to clinker brick more than any other town or City in Alberta.

Designer/Builder

William Brown

CULTURAL HISTORY

Historical Importance

The following were listed as owners/residents of the property:

- 1886 – 1888 James I Bullion , Farmer (part of river lot 32)
- 1888 – 1913 A McDougall (subdivided the larger holding in 1911 to existing parcels)
- 1913 – 1922 Magrath & Holgate Holdings
- 1922 – 1927 City of Edmonton (acquired through owed taxes)
- 1927 – 1932 William and Mabel Brown (built house)
- 1932 – 1948 Anna and Everett Love
- 1948 – 1973 Max Peacock
- 1973 – 1982 Alan and Patricia Tappenden
- 1982+ Bob and Carl Synder

William Brown

William Brown's first house, at 11304 - 64 Street, received the fourth building permit issued by the City for The Highlands. Brown, either alone or with his father-in-law, Cephas Sisson, developed several properties in The Highlands over the next few years. Of these, three were homes for either Sisson or Brown, and seven were speculative ventures.

At \$54,000, this house was the last and most costly house Brown erected. The permit was issued in February 1927, thirteen years after the speculative houses. Brown had his own contractor, and both Brown and Sisson lived there from 1928 until 1931, the last year Sisson is in the City directory. In 1932, Brown sold the house and moved to a smaller bungalow – for which he had been the contractor – one block north. In the next thirty years, Brown moved three more times, but always within Highlands. He was last noted in 1963.

Originally from Ontario, Mr. Brown arrived in Edmonton at the turn of the century. For several years before moving into Highlands, he and his wife Mabel and two daughters Rieta and Marjorie, lived on 115 street, which was then the west end of the city.

Mr. Brown and his extended family lived in a few houses before moving into 11108 - 64 Street. Together with his father-in-law or alone he built most of the properties on 64 Street between 111 and 112 Avenue (11108, 11116, 11122, 11127, 111333, 11141 and 11150).

Another house, located at 6007 - 111 Avenue, is the last house that Mr. Brown built as a residence for himself in their later years. Interestingly all of the houses were different,

which meant that Mr. Brown was not using standard plans. Apparently this building and selling of houses, although obviously a revenue source, was primarily a hobby. Mr. Brown drew up the plans and supervised the construction while working downtown either running his own real estate/insurance business or, for a number of years working for Weber Brothers.

Mr. Brown was also heavily involved in the Highland Golf Club, meeting with City officials to donate land and making the Club a reality. He acted as president for the first meeting and became the first secretary treasurer.

Also being a keen gardener, he received three gardening awards from the City.

Source: Anita Jenkins, Highlands Historical Society

CONTEXT

Site

The building is a rectangular shaped property on a corner lot bounded by a lane to the north, 64 Street to the east, 111 Avenue to the south and a residential property to the west. The southern portion of the house has two small “additions” and to the north is a later attached garage. A large garden sits to the south and the public frontage has a hedge separating the sidewalk from the property.

Neighbourhood

Highlands is one of the older neighbourhoods in Edmonton, where it is estimated a third of residences were built before 1945. It was initially developed and marketed by the Magrath-Holgate Real Estate Company in 1910 as a “high class” neighbourhood to the east of the City limits (it was annexed by Edmonton in 1911). Developed on a grid system, that was the norm of the period, along the north edge of the North Saskatchewan River valley. It contains many older properties and some significant mansions, with mature boulevard trees.

Visual/Symbolic

The William Brown Residence sits on the corner lot and is reality visible. It represents one of the varied styles of buildings in the area, built during the 1920’s and unusually out of brick, which tended to be found in the larger homes.

INTEGRITY

The integrity is high, with the exception of the roof having asphalt shingles, the building is in original condition. The attached garage to the north is a later addition, and will not form part of the designation.

Description of City Funded Work for the William Brown Residence

Phase	Description of City Funded Work	Total Estimated Cost	Amount Allocated
Phase 1	Brickwork and Stucco: repair, repoint and clean brickwork and stucco as required.	\$10,000	\$5,000
Phase 2	Windows: Repair or replace (where un-repairable) windows and storms.	\$46,500	\$20,000
Phase 3	Exterior Painting: Clean and paint all windows and trim.	\$15,000	\$7,000
	Total	\$71,500	\$32,000