

# Notice of Intention to Designate

## Alex Clarke Residence as a Municipal Historic Resource

### Recommendations:

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 July 14, 2010, Planning and Development Department report 2010PPP118, be served on the owner of the property occupied by the Alex Clarke Residence located at 11222 – 123 Street NW in accordance with Section 26 of the *Historical Resources Act* RSA 2000.
2. That the funding of \$17,300.83 for this project be provided from the Heritage Reserve Fund.

### 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 Alex Clarke 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 Susan Holdsworth. On May 17, 2010, the owner completed the application requirements to have the Alex Clarke Residence at 11222 – 123 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

The Municipal Historic Designation of the Alex Clarke Residence complies with and advances the goals of City Policy C450B – A Policy to Encourage Designation of Municipal Historic Resources in Edmonton.

### Focus Area

Improving Edmonton's liveability.

### Budget/Financial Implications

Upon completion of the project phases, as outlined in Attachment 5, the owner will be paid up to \$17,300.83 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 that the restoration work will cost \$34,602.68.

### **Justification of Recommendations**

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).

### **Attachments**

1. Notice of Intention to Designate the Alex Clarke Residence as a Municipal Historic Resource
2. Location of the Alex Clarke Residence Located at 11222 - 123 Street NW
3. Photographs of the Alex Clarke Residence
4. Heritage Planner's Statement of Significance
5. Description of City Funded Work for the Alex Clark Residence

**Notice of Intention to Designate the Alex Clarke Residence as a Municipal Historic Resource**

HISTORICAL RESOURCES ACT

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

TO: Susan Holdsworth  
11256 – 125 Street NW  
Edmonton AB T5M 0M5

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 1932 building known as the Alex Clarke Residence, and the land on which such building is located, legally described as:

Plan 4870AN, Block 10, Lot 5

and municipally described as 11222 - 123 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 General Manager of the Planning and Development Department to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

DATED                    this            day of                    2010.

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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.

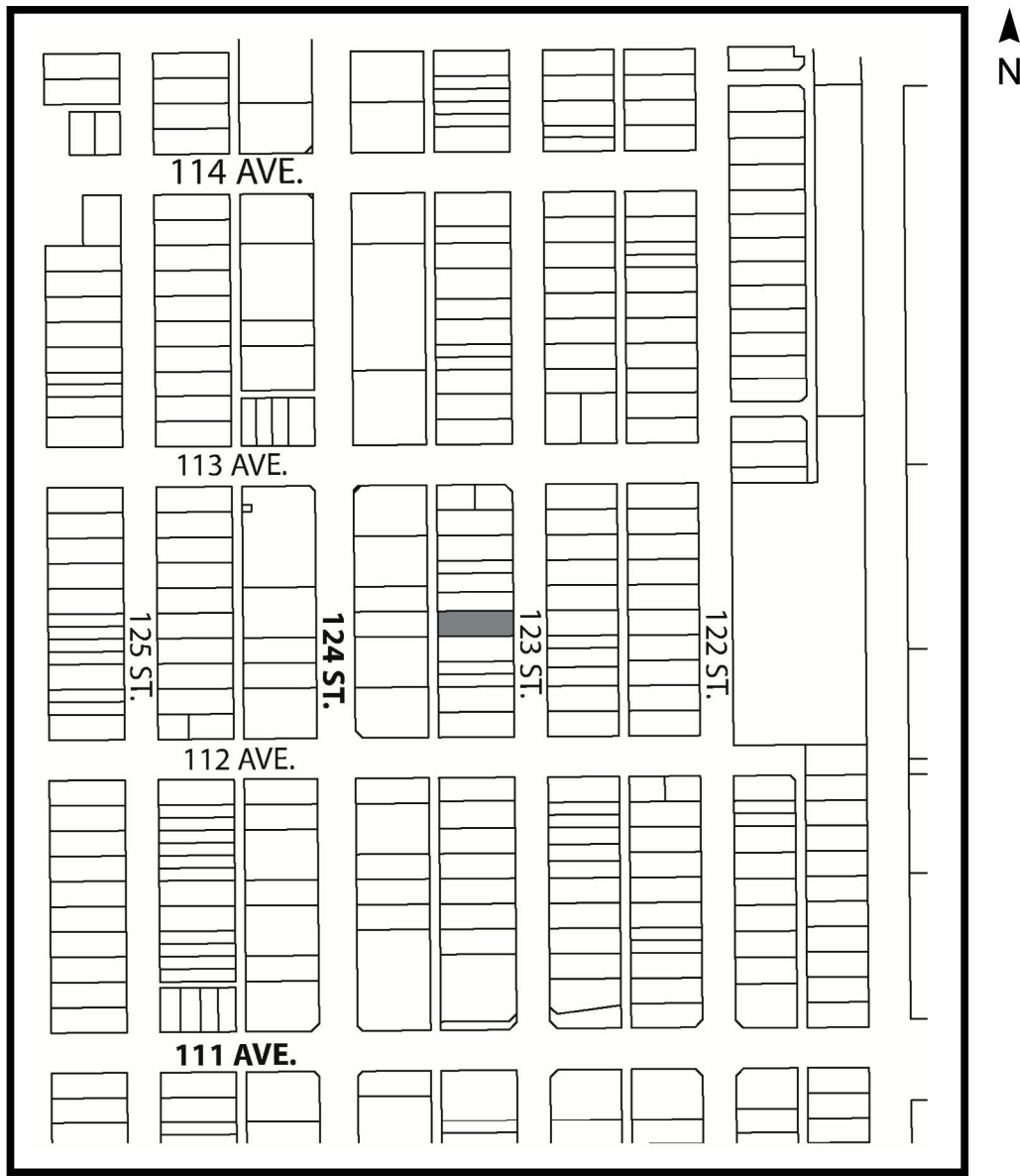
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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 Alex Clarke Residence Located at 11222 - 123 Street NW



**LOCATION OF THE ALEX CLARKE RESIDENCE**  
**11222 - 123 Street**

■ Site Location    PLANNING AND DEVELOPMENT DEPARTMENT

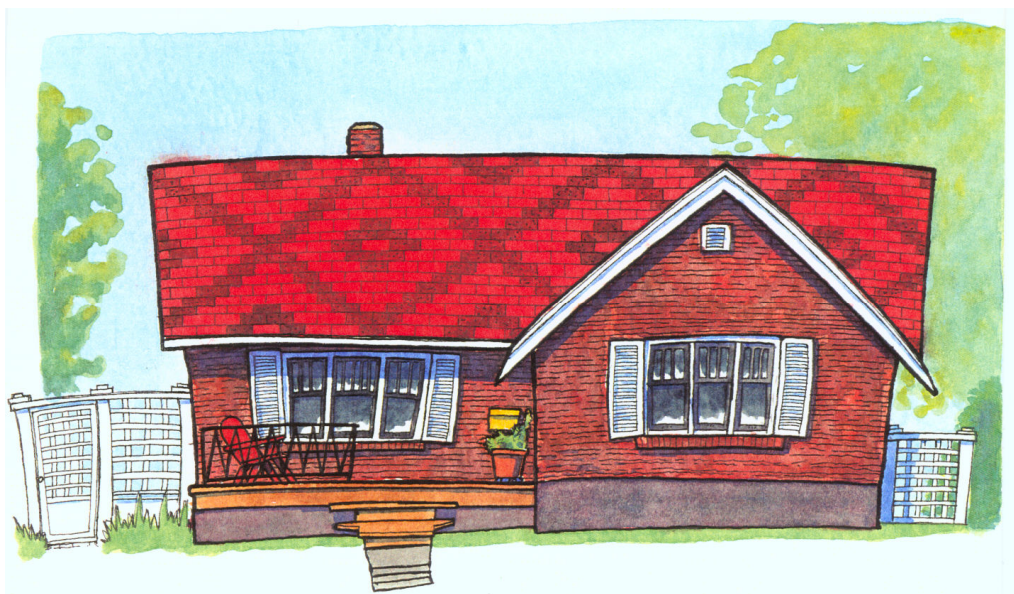


## Photographs of the Alex Clarke Residence

### Front Elevation



(Note: it is impossible to capture the front due to the trees, the only image available is an artist's sketch)





**Rear Elevation**

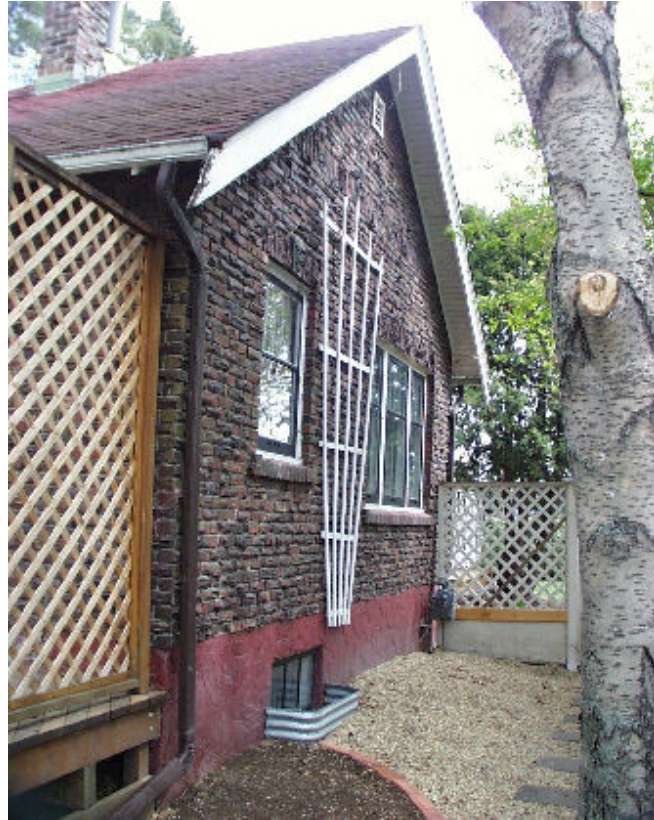


**North Elevation**





**South Elevation**



**Window Details**





**Eaves**



**Clinker Brick Detail**



## Heritage Planner's Statement of Significance

**BUILDING NAME AND ADDRESS**      **Alex Clarke Residence**  
**11222 - 123 Street NW, Edmonton**

### **STATEMENT OF SIGNIFICANCE**

#### **Description of the Resource**

This L shaped gabled bungalow is constructed of clinker brick with modest craftsman features and detailing. The building is located on a single lot the middle of residential street in Edmonton's mature Inglewood Neighbourhood.

#### **Heritage Value**

The 1932 Alex Clarke residence is significant because of its association with early infill development in the Inglewood area, and the use of clinker brick as a building material. It is also significant for its modest craftsman style influences, and due to its association with Dr. Minish who resided at this property for 25 years.

#### **Character Defining Elements/Regulated portions:**

- Use of clinker brick as the cladding materials for the exterior walls;
- Cedar shingles;
- Exposed rafter tails with the prominent bargeboards/fascia boards having diagonal cut ends;
- Tongue and groove timber sheathing in the eaves;
- Concrete foundation with parged relief patterns to look like stone;
- The windows have soldier courses upon a metal lintel and the sills are projecting bricks on edge;
- A soldier course runs across the gables, to interrupt the basic stretcher bond;
- The main windows are single hung timber sash windows in tripartite groupings, two of which are on the east elevation and one on the south. The south elevation also has a single sash window of the same height. The north elevation has a single sash window and a picture window;
- The timber front door in the L shape facing south onto the front porch; and
- Interior trim and mouldings.

### **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 cladding is clinker brick. The roof originally was timber shingle and will be reverted back to this. Original construction costs were \$3,600.

## **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**

Robert Atkinson

## **CULTURAL HISTORY**

### **Historical Importance**

Records indicate that the property may have been built for Mrs. Laura MacDonald, who lived at 10040 – 116 Street NW. The actual date on the Permit to Build is incomplete. No known association of events or incidents occurred out of the property. However, the following were listed as residents of the property:

- 1932 – 39            Alex L. Clarke
- 1940 – 41            Colbert
- 1942 – 1967        Dr. Nathaniel J. Minish
- 1968 – 1976        Joseph Day

Background on Dr. Nathaniel James Minish from his obituary:

Died in Edmonton, Alberta, on March 26, 1970. He was 91. A native of Smiths Falls, Ontario, Dr. Minish took pharmacology at the University of Manitoba and then studied medicine at the University of Alberta from 1914 to 1917, when he returned to the University of Manitoba to complete his studies, graduating with the degree of M.D. in 1920. He served at the Ninette Tuberculosis Hospital in Manitoba in 1922 and in 1923 returned to Edmonton. Apart from his practice, Dr. Minish was known as a teacher of anatomy at the University of Alberta. He was predeceased by his wife Elza in 1964. Surviving him are two sisters and three brothers.



## **CONTEXT**

### **Site**

The building is a tight “L” shaped property in a rectangular lot (50 x 150). The 800 sq. ft. (approximate) unit is bounded by a smaller building to the south and a larger 1912 property to the north. The rear of the plot is taken up by a large garage and shared concrete pad with the northern neighbour. The site is well covered with Eastern White Cedar trees, hiding the front elevation.

### **Neighbourhood**

The neighbourhood of “Inglewood” is likely named after a community also of the same name, located in southern Ontario.

Most of the land in the Westmount and Inglewood area was originally owned by two men: Malcolm Groat, whose River Lot #2 stretched from 121 Street to 135 Street south of 109 Avenue; and John Norris, whose farm lay just east of 121 Street north of 109 Avenue. Even though the area east of 127 Street was incorporated into Edmonton in 1904, and the remainder was incorporated in 1908. Westmount and Inglewood still remained unsettled and undeveloped during this period. At that time, because there were few planning restrictions, developers constructed as many buildings per lot as possible. This proved to be a prelude to the area’s first great spurt of development which occurred during the great land boom of 1911-13. Taking advantage of the expanding market for houses in Edmonton, developers purchased the land from Groat and Norris and then began to erect a large number of homes without specific buyers (in those days, a new idea). Most of these homes were constructed to the east of 127 Street, as was the case earlier to the south in Groat Estate.

Westmount developers generally aimed at attracting young professionals to the neighbourhood. As a result, a large number of doctors, lawyers and educators who were in the early phases of their career settled in the area. This can be contrasted with Groat Estate where the more wealthy and established professionals tended to gravitate, and Inglewood (north of 111 Avenue) which attracted civil servants, railway workers and tradesmen. This contrast was also shown by Westmount houses which “struck a median between the extravagance of Groat Estate and the modesty of Inglewood.” Clapboard replaced brick, but the houses still had some of the amenities such as fireplaces, large kitchens, and verandas.” (taken from the *Historical Guide to Westmount*). Westmount was better served by the trams, two of which ended at 112 Avenue, and one that went up 124 Street through to Calder, which might explain why most of Inglewood’s older properties are located at its southern boundaries.

Despite a few notable earlier homes, Inglewood’s real growth started after World War II. However, there are a large number of interwar buildings including the Alex Clarke Residence that were built despite the deep recession at the time.

The major developments in Inglewood between 1945 and 1979 include the Charles Camsell Hospital built in 1945, the Bel Air Apartments built in 1954, with some additional apartment buildings constructed during 1977. Residential construction

tapered off during the 1980s, and was substantially complete by 1990 and now new development consists of rebuilds.

### **Visual/Symbolic**

The building is the only brick building on the block although there are six clinker brick properties in the Inglewood neighbourhood. It is a fine example of a modest clinker brick bungalow of simple efficient style that was developed in the late 1920's to mid 1930's.

### **INTEGRITY**

The integrity is high, with the exception of the roof having asphalt shingles, the building is in original condition. The windows are original and the rear wall has not been damaged by the wooden porch addition and deck.

## Description of City Funded Work for the Alex Clarke Residence

Phase	Description of City Funded Work	Total Estimated Cost	Amount Allocated
1	<b>Roof:</b> remove existing asphalt shingles and replace with cedar shingles.	\$ 13,632.15	\$ 6,816.07
2	<b>Timber repairs and carpentry:</b> repair or replace those rotten portions of timber detailing and insert collar ties into rafters if required.	\$ 1,000.00	\$ 500.00
3	<b>Brick:</b> repoint and repair clinker brick walls, remove any existing Portland mortar and caulking and repoint with lime based mortar to match original.	\$ 6,500.00	\$ 3,250.00
4	<b>Paint:</b> scrape to sound material, sand and paint all wood work in the eaves, windows and fascia boards.	\$ 3,323.53	\$ 1,661.76
5	<b>Front door:</b> replace existing front door with period door.	\$ 7,000.00	\$ 3,500.00
	<b>Contingency:</b> 10% contingency should there be any unexpected cost overruns on the above phases.	\$ 3,146.00	\$ 1,573.00
	<b>Total</b>	<b>\$34,602.68</b>	<b>\$17, 300.83</b>