

Notice of Intention to Designate

Buttercup Farm House 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 June 30, 2010, Planning and Development Department report 2010PPP116, be served on the owner of the property occupied by the Buttercup Farm House, located at 11243 – 58 Street NW, in accordance with Section 26 of the *Historical Resources Act* RSA 2000.
2. That the funding of \$16,000 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

Buttercup Farm House 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 Vicki Wheeler. On March 16, 2010, the owner completed the application requirements to have the Buttercup Farm House at 11243 - 58 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 Buttercup Farm House 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 \$16,000 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 Historic Resources Foundation for restoration work, the allocated funding from the Historic Resource Management Program may be adjusted accordingly.

The owner has previously spent approximately \$90,000 restoring the property, and it is estimated that the remaining restoration work will cost \$31,951.

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 Buttercup Farm House as a Municipal Historic Resource
2. Location of the Buttercup Farm House 11243 - 58 Street NW
3. Photographs of the Buttercup Farm House
4. Heritage Planner's Statement of Significance
5. Description of City Funded Work for the Buttercup Farm House

**Notice of Intention to Designate the Buttercup Farm House as a Municipal
Historic Resource**

HISTORICAL RESOURCES ACT

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

TO: Vicki Wheeler
11243 – 58 Street NW
Edmonton AB T5W 3W4

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 1912 building known as the Buttercup Farm House, and the land on which such building is located, legally described as:

Plan 3642AJ, Block 22, Lot 10

and municipally described as 11243 - 58 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.

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.

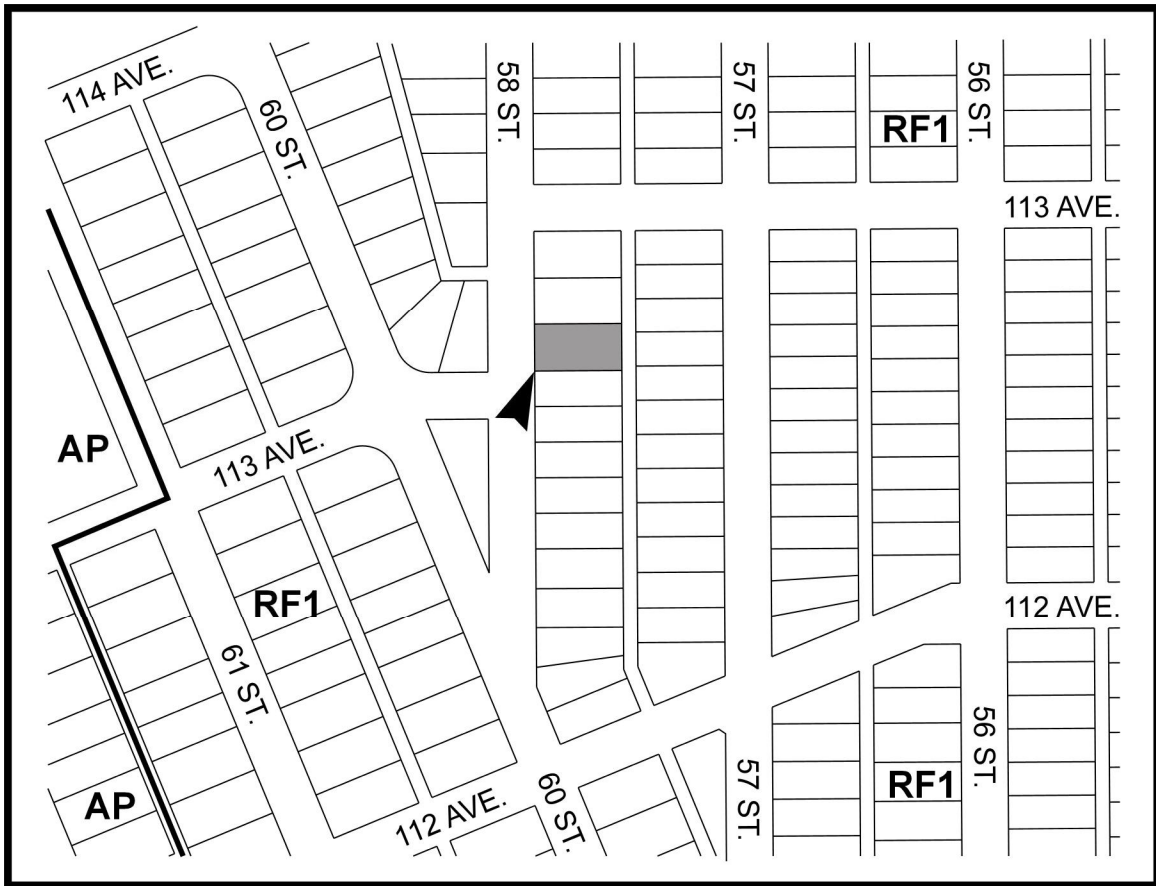
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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 Buttercup Farm House – 11243 – 58 Street NW



**LOCATION OF THE BUTTERCUP FARM HOUSE
11243 - 58 Street**

Plan 3642AJ

Block 22

Lot 10

Excepting thereout all mines and minerals



Site Location

PLANNING AND DEVELOPMENT DEPARTMENT

Photographs of the Buttercup Farm House

Front View from 58 Street





Heritage Planner's Statement of Significance

BUILDING NAME AND ADDRESS **Buttercup Farm House – 1912**
11243 - Street NW, Edmonton

The Buttercup Farm House is on the Inventory of Historic Resources in Edmonton

RECOMMENDATION

The Buttercup Farm House located at 11243 – 58 Street NW is recommended for designation as a Municipal Historic Resource because of its architectural significance and association with the early development of the Highlands neighbourhood.

STATEMENT OF SIGNIFICANCE

Description of the Resource

The two and a half storey side gabled house has intersecting front and rear gables and is clad with wood shingles and clapboard siding. The building is located on a single city lot in the residential neighbourhood of Highlands.

Heritage Value

Buttercup Farm House is significant because of its association with the theme of early development in the Highlands as well as its architectural detailing representing modest Arts and Crafts design influences.

Buttercup Farm is also significant due to its association with early development of the Highlands subdivision originally known as McDougal Heights. The area was part of the developments by Magrath-Holgate & Co. who wanted to attract well to do and middle class residents to the area. It is thought that seven similar houses were built in the Highlands area but this is the only remaining one unaltered. They encouraged the City to provide streetcar services, electricity, paved streets, and running water to the subdivision in 1911. Initially the area was underdeveloped with few houses being built, leaving the Buttercup Farm House by itself in a large open field. The house was built in 1912 but was not actually fully occupied until 1917 when auctioneer Clyde Smith moved in. The Smiths kept a small barn in the back, with chickens and a cow, named Buttercup. As the years progressed the house became known as Buttercup Farm House, though technically it was never part of a farm complex.

The house is also significant because of its design features. This building has a number of features that makes it uncommon in the Highlands area; the continuous wood shingle wall cladding, open front porch which is wider than its roof, etc. Also significant are the

exposed beams in the eaves, the bay windows, and the balcony over the front porch and the double hung windows.

Character Defining Elements/Regulated portions:

GENERAL:

- Form, scale and massing;
- Side Gabled house with intersecting front gable;
- Brackets under the eaves on all facades;
- Wood shingle cladding with clap board siding at the basement level;
- Open front porch with heavy timber columns, upon brick piers, supporting balcony above and shed roof. Porch is also open either side.
- Wooden sash windows and timber surrounds; and
- Bay windows on the south and east facades supported by brackets with projecting roof and supporting brackets.

WEST FAÇADE:

- The 1912 façade;
- Timber shingle siding detailing;
- Central Gable featuring three solid brackets under the eaves, double timber casement window (6 panes each) at attic level, evenly space window (9 over 1) and door opening onto first floor balcony (window and door have wide timber trim);
- Open verandah, shed roof supported by heavy brick and timber columns with upper brackets. Verandah is wider than the roof with brick columns at each end. Exposed beams and tongue and groove ceiling detail. Lower rail is enclosed with timber siding down to ground level.
- Open Balcony on top of the porch, rail enclosed with timber shingles;
- Timber siding below the ground floor window cill level;
- Three timber sash windows at ground level (9 over 1) wide timber trim;
- Off centre wooden front door;
- Exposed rafters and tongue and groove sheathing under the eaves; and
- Cedar roof.

SOUTH FAÇADE:

- The 1912 façade;
- Timber shingle and lapped siding (lower portion to ground level) detailing, separated by a timber belt course;
- Gable featuring six solid brackets (two thinner ones either side of the chimney stack) and tongue and groove sheathing under the eaves;
- Brick chimney stack;
- Two centrally placed timber sash window (6 over 1) with wide timber trim at the upper level;
- Casement window (6 panes) with wide timber trim at lower west wall; and

- Bay window with two timber sash window (9 over 1), shingle siding returns, shed roof, supporting timber brackets underneath and two narrow brackets supporting the roof.

NORTH FAÇADE:

- The 1912 façade;
- Timber shingle and lapped siding (lower portion to ground level) detailing, separated by a timber belt course;
- Gable featuring five solid brackets tongue and groove sheathing under the eaves;
- Two casement window (6 panes) with wide timber trim at upper levels;
- Casement window (6 panes) with wide timber trim at lower west wall;
- Bay window with two timber sash window (6 over 1), shingle siding returns, shed roof, supporting timber brackets underneath and two narrow brackets supporting the roof; and
- Central timber door below bay window, with wide timber trim.

EAST FAÇADE:

- The 1912 façade;
- Timber shingle and lapped siding (lower portion to ground level) detailing, separated by a timber belt course;
- Central gable featuring three solid brackets tongue and groove sheathing under the eaves;
- Exposed rafters and tongue and groove sheathing under the eaves; and
- Timber windows, casement and sash (multi-paned), with wide timber trims.

GARAGE:

- Attached to south of building in matching style; and
- Timber shingle and lapped siding detailing that matches the house, separated by a timber belt course.

ROOF:

- Preference will always be given to cedar shingles when the roof needs to be replaced.

INTERIOR:

- Interior period mouldings, trims, doors, fireplace and staircase.

INTEGRITY

Buttercup Farm House possesses a high degree of integrity and retains its original use and its original configuration, character defining elements, and materials. The garage has been expanded and no longer has a shed roof.

Description of City Funded Work for the Buttercup Farm House

Phase	Description of City Funded Work	Total Estimated Cost	Amount Allocated
1	Siding: Scrape, sand and paint all exterior siding and timber detailing.	\$14,991	\$ 7,500
2	Timber repairs and carpentry: Repair or replace those rotten portions of timber siding; roof overhangs; cladding and trim; balcony, verandah and porch rails; porch floor boards and other notable exterior timber work.	\$14,307	\$ 7,174
3	Eavestroughs: Install new eavestroughs.	\$ 2,653	\$ 1,326
	Total	\$31,951	\$16,000