

Bylaw 15376

Bylaw to Designate the J. MacGregor Thom Residence as a Municipal Historic Resource

Purpose

To designate the 1930 J. MacGregor Thom Residence, located at 11220 - 62 Street NW, as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act* R.S.A. 2000 c.H-9 as amended.

Readings

Bylaw 15376 is ready for three readings.

This Bylaw is authorized under the *Historic Resources Act*. A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 15376 be considered for third reading."

Advertising and Signing

This Bylaw is not required to be advertised and can be signed thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report Summary

This bylaw is to designate the J. MacGregor Thom Residence as a Municipal Historic Resource and to allocate financial incentives for its restoration.

Previous Council/Committee Action

At the November 10, 2009, City Council meeting, the following motions were passed:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the October 19, 2009, Planning and Development report 2009PPP132 be served to the owner of the property occupied by the J. MacGregor Thom Residence, located at 11220 - 62 Street NW, in accordance with Section 26 of the *Historical Resources Act*.
2. That the funding of \$80,271 for this project be provided from the Heritage Reserve Fund (Internal Order # 174101).

Report

- The Rehabilitation Incentive and Maintenance Agreement (Schedule "C" of Attachment 1) will be approved and come into effect upon third reading of the Bylaw.
- The payment of up to \$80,271 to encourage the designation of the J. MacGregor Thom Residence as a Municipal Historic Resource in accordance with City Policy C450B
- The J. MacGregor Thom Residence is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B – "A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton", because of its architectural significance as a craftsman style clinker brick cladded house. The property is currently owned by Howard and Carmen Lawrence.

- On August 7, 2009, the owner completed the application requirements to have the J. MacGregor Thom Residence designated as a Municipal Historic Resource under the provisions of the City Policy C450B.
- The regulated portions of the building as outlined in Attachment 1 will be restored. Rehabilitation work will meet the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Under the Act, the designation Bylaw must be brought forward to Council between 60 days and 120 days (January 9, 2010 – March 10, 2010) after the issuance of the Notice of Intention to Designate.

Budget/Financial Implications

- Upon completion of the project phases, the owner will be paid up to \$80,271 for rehabilitation from cost centre #174101 - Heritage Reserve Fund. This heritage grant is based on up to 50% of the total cost of eligible restoration work.
- 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.
- The cost for the restoration work is budgeted at \$195,544.00 for renovating the entire building.

Legal Implications

Approval of Bylaw 15376 and the Rehabilitation Incentive and Maintenance Agreement is in accordance with City policy C450B.

Attachments

1. Bylaw 15376
2. Heritage Planner's Summary of the J. MacGregor Thom Residence.

Heritage Planner's Summary of the J. MacGregor Thom Residence

BUILDING NAME AND ADDRESS **J. MacGregor Thom Residence – 1930**
11220 - 62 Street NW, Edmonton

on the Inventory of Historic Resources in Edmonton

RECOMMENDATION

The J. MacGregor Thom Residence located at 11220 – 62 Street NW is recommended for designation as a Municipal Historic Resource because of its architectural significance and association with a historic figure.

ARCHITECTURAL HISTORY

Style/Type

The Residence is a craftsman design influenced bungalow. The style is evidenced in this building by the clinker brick exterior, projecting front porch with wood columns and multi-lite decorative windows.

During the 1930's several craftsman style homes of this type were built in the Highlands, however, there are only a few clinker brick homes remaining in the neighbourhood, as well as the greater city of Edmonton.

Design

One of the key defining design characteristics of the residence is the clinker brick exterior. Over burning of bricks results in harder, more varied bricks, which were often darker, misshapen or of green, gold or brown colours. These unique bricks, known as clinker bricks, were originally discards or sold as seconds. However, some builders began to favour the creative possibilities of working with the brick.

The front porch has its original stucco exterior and multiple small pane glass windows. On the front façade, there are twinned five over one wooden windows.

Construction

Timber frame construction with a clinker brick veneer and concrete basement walls. A large portion of the basement is a fill basement with the remainder being a crawl space.

Architect/Builder

Research did not turn up an architect or a builder.

CULTURAL HISTORY

Historical Importance

The J. MacGregor Thom Residence is historically significant for its construction and design influences. Several clinker brick craftsman style homes were built during the 1930's in the City of Edmonton. There are now a limited number of buildings with clinker bricks are still remaining in the City. The residence is representative of this architectural style and residential development in the neighbourhood.

The Residence is also associated with J. MacGregor Thom. Mr. Thom immigrated to Edmonton with his family from Scotland in 1906 and became one of the first graduating students from the University of Alberta's law school. He continued his law career in Edmonton, most notably holding the position of registrar of land titles for 13 years until his retirement in 1961.

CONTEXT

Site

The site is located on a plot of land mid block, on the west side of 62 Street. Adjacent lots also are developed with residential uses.

Neighbourhood

The residence at 11220 – 62 Street NW is located in the historic Highlands neighbourhood.

The Highlands land was purchased by John A. McDougall in 1898. McDougall was a successful businessman, prominent citizen, and served in several prominent positions such as Mayor, director of EPCOR, and senate member of the University of Alberta.

McDougall began subdivision of the land in 1910, with William Magrath and Bidwell Holgate acting as land brokers. The neighbourhood was originally called McDougall Heights, but was subsequently changed during a contest to re-brand the area. The neighbourhood was renamed by the contest winning entry suggestion as the Highlands. In 1913 the broker team purchased the land from McDougall. The duo later was involved in several building projects in the City, in addition to the Highlands.

Lots in the Highlands were first sold undeveloped, but in 1911, in order to spur sales, 28 homes were built by the developer. The Highlands was annexed in by the City of Edmonton in 1911, and subsequently benefited from city servicing including electricity, and street railway access.

After 1915 the bottom fell out of the market, many homes were foreclosed, and new construction came to a halt. Interestingly, this house was built during the Great Depression, a time of very little development in the City.

INTEGRITY

The J. MacGregor Thom Residence has a very high degree of integrity as it retains the original configuration, character defining elements and materials.