



December 29, 2020

Reference No.: 659671-003

To: City Council  
From: Rhonda Toohey, Acting Branch Manager  
Subject: **Notice of Intention to Designate the Bugis Residence as a  
Municipal Historic Resource**

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## SUMMARY

This memo initiates the process to designate a historic resource, the Bugis Residence, at the owner's request, as a Municipal Historic Resource in accordance with the *Historical Resources Act*.

## CURRENT ACTIONS

*(Immediate)*

1. That a Notice of Intention to Designate a Municipal Historic Resource, as set out in Attachment 1, be served on the owners of the property located at 9851 - 83 Avenue NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000, c H-9.<sup>1</sup>
2. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate the Bugis Residence as a Municipal Historic Resource, as set out in Attachment 1.

## FUTURE ACTIONS

*(At least 60 days after the Notice of Intention to Designate is served)*

1. Pursuant to the provisions of the *Alberta Historical Resources Act*, RSA 2000, c H-9, a Bylaw to Designate the Bugis Residence as Municipal Historic Resource (the "Bylaw") will be brought forward to Council for their consideration.

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<sup>1</sup> On November 26, 2019, City Council passed amendments to the City Administration Bylaw, delegating approval of Notices of Intention to Designate (NOI) under the *Historical Resources Act* (HRA) to the City Manager, where the owner consents to the designation of their property. The NOI initiates the designation process under the *Historical Resources Act*; the final decision on designation remains with City Council by way of a bylaw.

2. If approved, the Bylaw and corresponding Rehabilitation Incentive and Maintenance Agreement will contemplate funding of up to \$75,000 to be provided from the Heritage Resources Reserve to fund City-funded work on the Bugis Residence, as described in Attachment 5.

## **BACKGROUND**

The Bugis Residence is on the Inventory of Historic Resources in Edmonton, and merits designation under City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The building was previously identified as the Frank Duguid Residence on the Inventory. Through the application to designate process, it was discovered that the applicant's family (the Bugis family) has owned the property since 1935. The Heritage Conservation team felt it was appropriate to apply a new name to the building through the designation process to reflect the 85-year history of the Bugis family's ownership. It is also worth noting that the owners had received approval for demolition of the house in 2018. However, after considering the long ownership of their family, and discovering the financial incentives available from the City to designate and rehabilitate the building, they decided to preserve the structure as a contribution to the history of the Strathcona neighbourhood.

On December 9, 2020, the owners completed the application requirements to have the Bugis Residence, located at 9851 - 83 Avenue NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Bugis Residence will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

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

## **BUDGET/FINANCIAL**

If the Bylaw is approved, and upon completion of the project phases as outlined in Attachment 5, the Heritage Resources Reserve will pay the owner up to \$75,000 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Bugis Residence.

The total estimated cost of the restoration work for the project is \$150,683.48. Beyond the \$75,000 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

The projections for the Reserve (using current commitments) anticipate a Reserve balance of \$3,157,011.14 at the end of 2020. Administration is considering a number of potential heritage designations for use of these funds, which will be brought forward for Council approval as required. Based on the current commitments, the Reserve balance is anticipated to decline to a balance of \$699,188.17 at the end of 2021. The

Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2019 including \$418,000 specifically for the Edmonton Brewing and Malting Company Ltd).

## **PUBLIC ENGAGEMENT**

Public engagement was not undertaken as part of this process, as it is not required under the *Historical Resources Act*.



c: Executive Leadership Team  
Aileen Giesbrecht, City Clerk, Office of the City Clerk  
Bonnie Andriachuk, City Solicitor, Legal Services

### Attachments:

1. Notice of Intention to Designate the Bugis Residence as a Municipal Historic Resource - *Historical Resources Act*
2. Location Map of the Bugis Residence
3. Photographs of the Bugis Residence
4. Heritage Officer's Statement of Significance
5. Description of City-Funded Work for the Bugis Residence

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

HISTORICAL RESOURCES ACT

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

TO: Samuel Philip Bugis  
2179 West 36 Avenue  
Vancouver, BC  
V6M 1L3

and

Linda Rachelle Silverman  
259 Bulyea Road  
Edmonton, AB  
T6R 1Y1

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 circa 1913 structure known as the Bugis Residence and the land on which such structure is located, legally described as:

PLAN I  
BLOCK 72  
LOT 36

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 9851 - 83 Avenue 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 2021

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City Manager  
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.

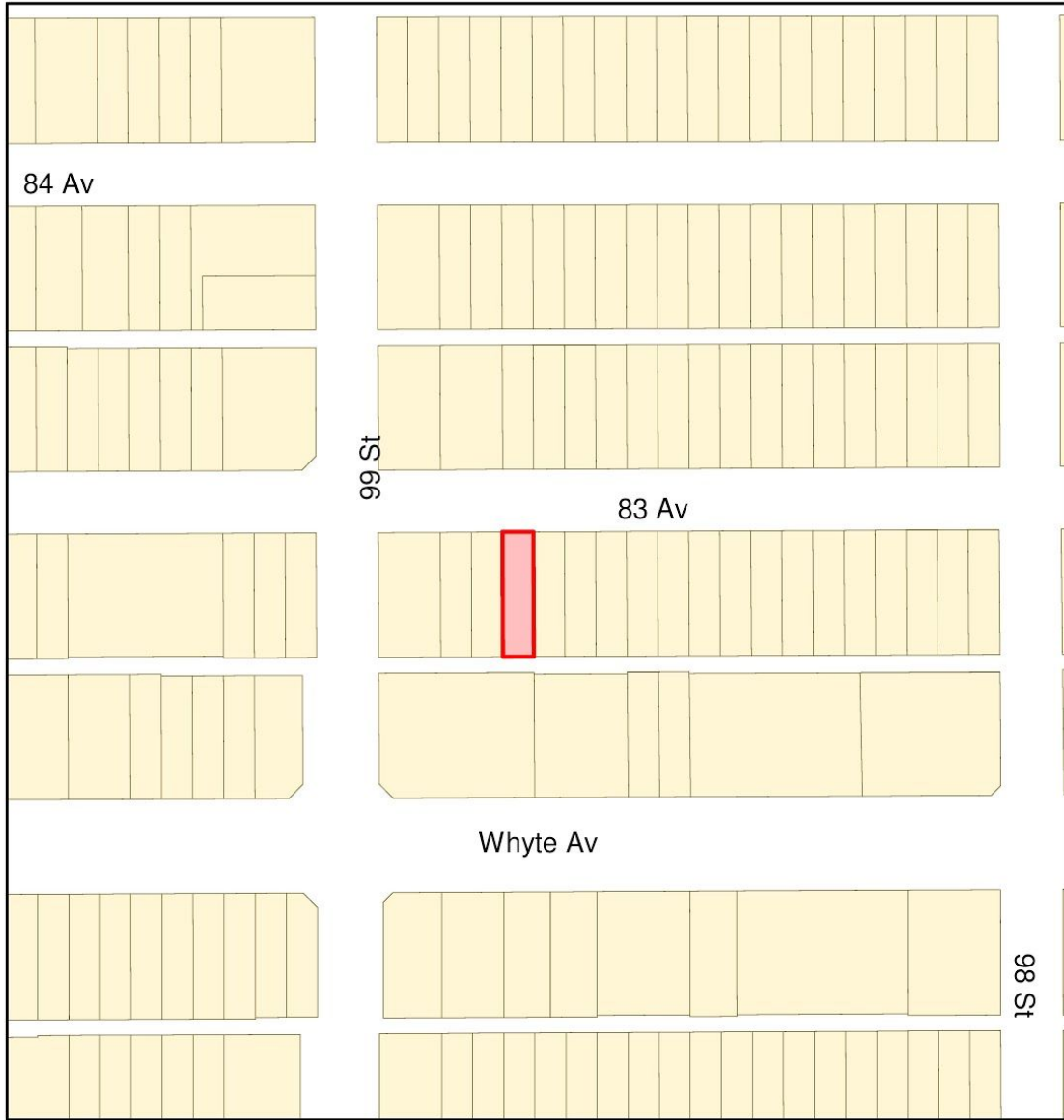
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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 the property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

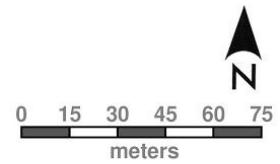
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

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 Map of the Bugis Residence



**BUGIS RESIDENCE**  
**9851 - 83 Avenue NW**



Photographs of the Bugis Residence

Front (North) Elevation



Rear (South) Elevation





Side (East) and North (Front) Elevations



Side (West) and North (Front) Elevations



## **Heritage Officer's Statement of Significance**

### **Description of Historic Place**

The circa 1913 Bugis Residence is a two-storey, Foursquare-style residential building. The house is located on the south side of 83 Avenue, east of 99 Street, in the historic Strathcona neighbourhood.

### **Heritage Value**

Built in circa 1913, the Bugis Residence is valued for its association with the early development of the Strathcona neighbourhood during Edmonton's population boom prior to the First World War. The Bugis Residence is further valued as an early, and fairly modest, example of the Foursquare architectural style.

The Bugis Residence is located in one of Edmonton's oldest settled neighbourhoods, Strathcona, dating from the arrival of the railways in 1892, and a separate city until amalgamation with Edmonton in 1912. The house was built within the Strathcona neighborhood during a time of development, just after its amalgamation with Edmonton, and is representative of the typical housing style built in the area during the pre-First World War boom period. Foursquare homes were common within the Strathcona neighbourhood for their budget-conscious and simple designs in comparison to the earlier Victorian homes, and provided practical and comfortable living for modest middle class families in the region.

The Bugis Residence features a Foursquare design on a square plan. The two-storey residence features a low-pitched, hipped roof, and an asymmetrical front facade. The front (north) elevation is characterized by an offset open porch with four decorative columns supporting a hipped roof, and decorative trim at the roofline. The projecting eaves feature original wood soffits. The overall fenestration pattern is original on the home, with several original windows. The front facade features a large, four-panel window on the lower level with decorative trim, and two symmetrical windows on the upper level. The exterior cladding is original wood clapboard siding, and includes cornerboards and a plain frieze below the eaves. The foundation is brick, and features brick parging on the exterior. A brick chimney is located central to the roofline. A small enclosed porch, likely original, is located on the rear (south) elevation.

The first occupants of the house were Frank, Frederick and Janet Duguid. Janet's husband, James, had passed away in Ontario in 1906 at age 47, and it appears that Janet relocated to Edmonton with her young sons, Frank and Frederick, at some point after that. In 1913, the Duguids moved into their home at 9851 - 83 Avenue. At the time, Frank was working as a clerk with the James W. Morris company, while Frederick was a clerk with the Provincial Treasury. In 1914, Frank began work as a druggist. In 1915, Frank enlisted with the Canadian Expeditionary Forces (CEF), and served overseas until his discharge in 1919. He was transferred to the 49th Reserve Battalion of the CEF

in September 1915, and also served with the 51st Reserve Battalion as a Private. He was discharged from the service in March 1919 after the demobilization of the CEF from Europe and returned to Edmonton. By 1920, Frank was working as a druggist with a pharmacist named H. Duncan, while Fred had become a clerk with the Strang and Zinke company. In 1924, Robert McDiarmid moved into the house. McDiarmid was a teacher at King Edward School. The 1924 Henderson's Directory shows Frank living at 9664 - 106 Avenue (house) and Fred had moved to 9662 - 106 Avenue (the Hull Block); Janet was living at 10721 - 81 Avenue. Janet passed away in 1927, so it is possible she had moved into a care facility in 1924 after the Duguids left the home. In 1925, Hubert Dyer moved into the house. Dyer worked at the Gainers meatpacking plant. By 1930, Herman Kittlitz lived in the house. Kittlitz was a manager at a company called Minneapolis-Moline Power Implements. He lived in the house until 1934, when it became vacant.

In 1935, the house was purchased by Sonal and Sesal Bugis. The Bugises immigrated to Canada in 1921. They owned and operated a general store at 10135 - 82 Avenue and lived above the store with their young son Joseph for a few years before moving into the home in 1935. In 1951, Sonal passed away, and Sesal continued to operate the general store until 1960. Joseph attended medical school at the University of Alberta and had graduated in 1942. He practiced in Rimbey, Alberta, as a General Practitioner until 1951, when he returned to Edmonton to complete his training as an obstetrician and gynecologist. Dr. Bugis married Frieda Homnick in 1952, and they resided in the house until 1960. At this time, ownership of the house was transferred to Dr. Bugis. Sesal died in 1982. Dr. Bugis practiced Obstetrics and Gynecology at the University of Alberta Hospital until his retirement in 1988. He passed away in 2007. Throughout his entire career, he enjoyed spending time and energy making valuable contributions to his community as a leader in many different volunteer organizations, including as President of the Jewish Community Council and of Beth Israel Synagogue, and as an active member of the Lions Club. Frieda Bugis also made major contributions to the community, both locally and nationally in the organizations that she was involved with, including as President of the local chapter of Hadassah Wizo (also as recipient of their Woman of the Year award) and serving on the Executive of National Hadassah Wizo. After Dr. Bugis' passing in 2007, ownership of the house passed to their two children, Dr. Samuel Bugis and Linda Silverman. The house remains in the Bugis family's possession today, marking an amazing 85 years of continuous ownership by this same family.

### **Character-defining Elements**

Key character-defining elements of the Bugis Residence include:

- Form, scale and massing as expressed by its two-storey height
- Wood frame construction in a Foursquare design

## Attachment 4

- Location on the south side of 83 Avenue, east of 99 Street, within the Strathcona neighbourhood
- Asymmetrical front façade
- Low-pitched hipped roof with projecting eaves and original soffits
- Horizontal wood clapboard siding
- Original fenestration pattern of windows, including some original windows, and some decorative trim around the four-panel window on the lower level of the front elevation
- Unenclosed front porch, with decorative wood pillars and trim
- Enclosed rear porch
- Exposed brick parging on exterior of foundation walls
- Central brick chimney

## Description of City-Funded Work for the Bugis Residence

Phase	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	<b>Window Rehabilitation:</b> rehabilitation of existing interior windows and exterior storm windows	\$49,875	\$24,800
2.	<b>Door Rehabilitation:</b> rehabilitation of existing front door	\$5,617.50	\$2,800
3.	<b>Front Veranda and Rear Porch Rehabilitation:</b> repairs to foundations; structural repairs; rehabilitation of wall and roof structures; rehabilitation of veranda railings, columns, spindles and floor decking; install brick cladding on new concrete piles; and installation of lattice skirting	\$22,837.50	\$11,400
4.	<b>Exterior Foundation Rehabilitation:</b> removal of existing paint on exterior brick foundation; repointing of mortar joints; and installation of some new bricks	\$6,142.50	\$3,000
5.	<b>Main Foundation Rehabilitation:</b> installation of new interior structural wall system to support existing foundation	\$26,864.25	\$13,400
6.	<b>Exterior Cladding Replacement:</b> installation of cedar siding and cornerboards	\$25,725.00	\$12,850
7.	<b>Exterior Painting:</b> painting of exterior cladding, trim and soffits	\$8,251.95	\$4,100
8.	<b>Eavestrough and Fascia Replacement:</b> replacement of existing eavestroughs and fascia boards	\$2,202.98	\$1,100
9.	<b>Chimney Rehabilitation:</b> repointing of mortar joints and replacement of flashing	\$3,166.80	\$1,550
	<b>TOTAL</b>	<b>\$150,683.48</b>	<b>\$75,000</b>