

Heritage Planner's Statement of Significance

Description of Historic Place

The Marshall Hopkins Residence is a two-storey, wood frame construction Foursquare. The residence is located mid-block on the west side of 126 Street and north of 107 Avenue within Westmount Architectural Heritage Area in the historic Westmount neighbourhood, one of Edmonton's most mature neighbourhoods, where many lots still maintain their original structures.

Heritage Value

Built in circa 1912, the Marshall Hopkins residence is significant as an early example of wood-framed, Foursquare construction. Foursquare residences were a popular architectural style in the Westmount area at the time because of their simple design and efficient floor plans. They typically feature a square plan with a symmetrical façade, and often have four rooms on the main floor, with four bedrooms and a washroom on the upper floor. The Marshall Hopkins Residence is also valued for its association with the early development of the Westmount neighbourhood during Edmonton's population boom in the pre-war period, its first occupant Marshall Willard Hopkins, and via its occupants, to the Canadian National Railway, several of whom were employees.

Design elements of the residence include original wood clapboard siding on both the upper and lower levels of the residence and wood shingles at the end of the pitched gable which projects off the front (east) elevation of the residence. The pitched gable features a decorated fascia and a half-round window with dentilation. The roof is a medium pitched bellcast hipped roof with projecting eaves and the original wood soffits and fascia. There is a full-width open verandah on the front (east) elevation with a skirt roof and straight staircase. The verandah is supported by seven wood paired tapered columns and features a multi-paned window panel on the north elevation. It has closed railings and is clad with wood clapboard and decorative corner boards beneath the columns.

The wood framed door on the front (east) elevation is original and features a beveled glass window and a moulded lintel. There are two original bay windows on the first and second storey of the front (east) elevation. They feature two single-hung windows with a 4 over 1 format, and one single-hung window with a 5 over 1 format, all of which have upper panes with diamond-shaped mullions and original storms. There is an additional single-hung window on the upper storey of the front (east) elevation with a 5 over 1 format which also features upper panes with diamond-shaped mullions and an original storm.

On the north elevation, there is a window with a single sash divided by 6 diamond-shaped mullions and an original storm on the first storey. There is a single-hung window on the second storey which follows a 4 over 1 format and features the same upper panes with diamond-shaped mullions and an original storm. There is an additional single-hung window on the first storey. All windows on the north elevation feature plain slip sills and moulded lintels. There is also an original wood door on the first storey of the north elevation which is no longer in use.

On the south elevation, there are two fixed single sash windows on the first storey. There is also a window with a single sash divided by 6 diamond-shaped mullions and an original storm on the first storey. On the second storey, there is a single-hung window. All windows on the south elevation have plain slips sills and moulded lintels.

On the west (rear) elevation, there are two new windows on the second storey. There is also a new door on the second storey which utilizes the original door opening and leads to an unenclosed balcony on the second storey. There is also a single-hung window on the first storey with a 5 over 1 format and upper panes which feature diamond-shaped mullions and an original storm. There is an open-air deck which projects off of the west (rear) elevation of the residence. There is also an original brick and mortar chimney which is centered at the rear of the residence.

The two-storey residence is significant for its association with Marshall W. Hopkins, Chief Land Surveyor for the Alberta Land Titles Office, who was the first occupant of the residence from c. 1913 to 1914. In addition, the Marshall Hopkins residence is also significant for its association with the Canadian National Railway as it was home to a number of occupants who were employed by the company after the Canadian National Railway arrived in Edmonton in 1905. From 1915 to 1925 there were a number owners who lived in the Marshall Hopkins Residence until 1926 when Leonard W. Chappell, a dispatcher for the Canadian National Railway became the occupant of residence until 1929. From 1931 to 1933 the property sat vacant until John R. Dey occupied the residence in 1934. Dey, who was also employed with the Canadian National Railway, remained as the property owner until 1939. After being occupied by Henry H. Sterns in 1940, Edward A. Hall, a clerk with the Canadian National Railway was the owner and occupant of the property until 1945. Reverend J. R. Cox, a Minister at the Wesley United Church, also briefly occupied the residence in 1946. George D. Parkinson, who was also employed with the Canadian National Railway as a clerk, was the longest standing occupant after living in residence from 1947 to 1953.

Character-defining Elements

The character-defining elements as expressed in the form, scale, and massing of the Marshall Hopkins residence include:

- Wood frame construction, two-storey Foursquare
- Wood clapboard siding on all elevations
- Front-facing pitched gable with wood shingles, decorated fascia and a half-round window with dentilation
- Medium pitched bellcast hip roof, projecting eaves, and original wood soffits and fascia
- Full-width open verandah with a skirt roof, straight staircase, seven wood tapered columns, multi-panel window, and closed railings
- Wood framed door with beveled glass window and moulded lintel on the front (east) elevation
- Two bay windows, one on the first storey and one on the second storey of the front (east) elevation, featuring upper panes with diamond-shaped mullions and original storms
- One single-hung window on the second storey of the front (east) elevation featuring upper panes with diamond-shaped mullions and original storms
- One single sash window on the north elevation with diamond-shaped mullions and an original storm
- One single-hung window on the north elevation with diamond-shaped mullions and an original storm
- One single-hung window on the north elevation with an original storm
- Two fixed single sash windows on the south elevation
- One single sash window on the south elevation with diamond-shaped mullions and an original storm
- One single-hung window on the south elevation
- One single-hung window featuring upper panes with diamond-shaped mullions and an original storm on the west (rear) elevation
- An unenclosed balcony off of the second storey of the west (rear) elevation
- Original brick and mortar chimney