

NEWMAN RESIDENCE



MUNICIPAL ADDRESS

9602 163 ST NW

LEGAL DESCRIPTION

5874HW;1;24

NEIGHBOURHOOD

Glenwood

YEAR BUILT

c. 1956

DESIGNER

Art Sullivan & Co. Ltd.

BUILDER

Len Perry (Art Sullivan & Co.)

Description of Historic Place

The Newman Residence is situated on a corner lot on 163 Street NW between 96 and 97 Avenues NW in the northwest Edmonton community of Glenwood. The home is set back from the street with a service road parallel to 163 Street NW at its front and a laneway along its west boundary. The Ranch-style residence is characterized by its one-storey height, side-gabled roof, front-gabled projections on the front and rear façades, recessed front entry beside a triple assembly picture window, and combination of lapped wooden and stucco cladding. A one-storey, front-gabled, stucco and wood clad single car garage is situated at the rear of the lot parallel with the laneway.

Heritage Value of Historic Place

The Newman Residence is valued for its association with the second mayor of the Town of Jasper Place (1957-1964) and long-serving City of Edmonton Alderman (1964-1983), Kenneth 'Ken' G. Newman (1917-2006). Born in Hand Hills, Alberta, where his parents had settled after emigrating from England and established a homestead, Ken moved to Edmonton in circa 1944. With his first wife, Alice B. 'Dolly', the two settled at 156 Street and 107 Avenue NW, within what would become the Town of Jasper Place, in 1948. In 1952, Newman ran for councillor of the Town of Jasper Place, having been incorporated two years prior. He was successful and five years later he was elected as the town's second, and last, mayor in March 1957. When the town was annexed by the City of Edmonton in 1964, Newman ran for City council. He was elected that same year and served as an Alderman until his retirement in 1983. It was during Ken Newman's time as Jasper Place mayor and as city alderman that

he, and his family lived in the extant home (circa 1956-1975). During his time as a city alderman, when the City was instituting a new zoning bylaw in 1980, Newman was successful in having City Council adopt a resolution, referred to as 'Newman's Resolution', that safeguarded the single detached, low-density land use of the West Jasper Place neighbourhood.

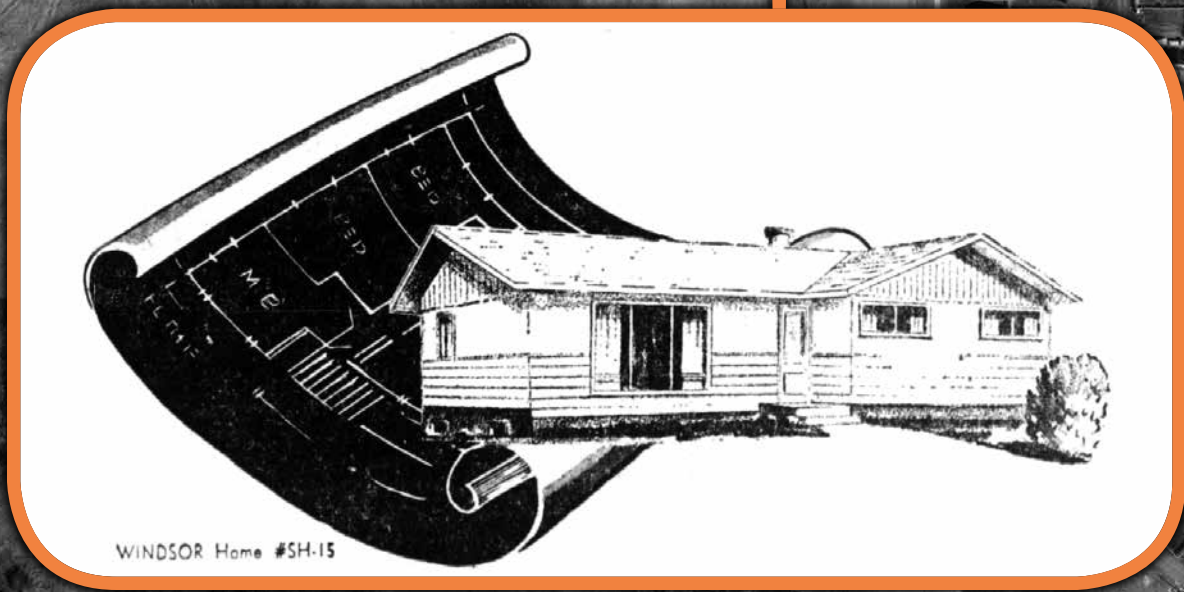
The Newman Residence is further valued for its association with the post-Second World War development of the former Town of Jasper Place. The extant home is situated in the historic subdivision of West Lawn, which was registered in 1912. The historic subdivision, bound by the present-day roads of Stony Plain Road and 96A Avenue NW on the north and south respectively, and spanning between 163 and 170 Streets NW, was one of a number of subdivisions that would form the Town of Jasper Place in 1950. Very little of the land in the historic West Lawn subdivision was developed and settled in the first half of the 20th century. Those lots that were settled were within one block of Stony Plain Road and 163 Street. The lack of development continued through the early 1940s, even though subdivisions to the north and east were beginning to be built out, in part by Edmonton residents who had moved west to escape the city's rising cost of land, housing, and taxes. Due to the lack of development, and in an effort to attract developers, the 1912 West Lawn subdivision plan was canceled for those blocks south of 100 Avenue NW and three large blocks were re-plotted in 1946. Even then, it was not until 1954 that the eastern extent of the three blocks were subdivided (5874HW), instituting contemporary town planning principles and forms, and residential development began in this area. Rising demand for housing for returning military personnel drove residential

Background: Aerial view of Jasper Place, 1965.

Spartan Air Services Ltd. | City of Edmonton Archives

Inset: Illustration of the 'Windsor' model home by Art Sullivan & Co. Ltd.

"Meadowlark Park," Edmonton Journal, Sept. 29, 1956, pg. 41



development in Edmonton and its satellite communities, such as the Town of Jasper Place. The incorporation of the town, its proximity to Edmonton, and gradual development of private and later (post-annexation) public transit, and the rise of the automobile culture, drew potential home and business owners to the area. The lot upon which the Newman Residence was built was plotted in the 1954 subdivision plan and was one of the earliest post-war homes to be built within this portion of the town.

The Newman Residence is significant for its connection with residential builder and development company, Art Sullivan & Company, founded in Calgary in the late 1940s. Art Sullivan & Company additionally developed one of the earliest master planned neighbourhoods in the Town of Jasper Place, Meadowlark Park, between 1957-59. The company quickly became one of western Canada's largest homebuilders, building Calgary's own Meadowlark Park, Richmond Park, and Glendale developments. Following the completion of the Meadowlark Park development in Calgary, Art Sullivan decided to replicate the project in Edmonton. The availability of large sections of vacant land in the Town of Jasper Place allowed Sullivan to acquire property affordably just outside the city's limits. He purchased 100 acres in the southeast section of the Town of Jasper Place in circa 1954. Len Perry, a homebuilder, and a sales and project manager with Art Sullivan & Company, moved to Edmonton in 1955 to begin work on the new Meadowlark Park subdivision. While the land the company had purchased was readied with utilities and the necessary preliminary infrastructure, the company purchased a number of lots elsewhere in the Town of

Jasper Place to construct new homes, including the Newman Residence. Art Sullivan & Company built both custom homes and plan book homes of their own design, the former of which the Newman Residence is most similar to.

The Newman Residence is further valued as an intact and modest example of a Ranch-style home in the northwest Edmonton community of Glenwood. Ranch-style homes originated in southern California in the 1930s. The style, with its low horizontal form and minimal exterior ornamentation, gained prevalence during the late-1930s due to its economical construction. Its popularity grew significantly in the post-Second World War period, as demand for housing increased with returning military personnel. The increased production of building materials through the repositioning of factories once used to produce war munitions, made new homes affordable. The size of Ranch-style residences increased during the 1950s-60s, and would become a dominant house form in developing suburban neighbourhoods. As the automobile became the primary form of transportation following the Second World War, a shift in residential neighbourhood design and house form occurred. Lots became wider with houses spanning the width rather than the depth of a lot, which created a rambling form. Garages were integrated into the residential form through carports and attached garages, expanding the width of the façade. The Newman Residence reflects this modern architectural style through its one-storey height, linear form which is longer than deep, slightly cantilevered side-gabled roof with front and rear projections, low profile rooted to the ground, mixture of lapped wooden siding and stucco exterior, and its recessed front entry on asymmetrical front façade with large picture window.

Character-Defining Elements

The key elements that define the heritage character of the Newman Residence include, but are not limited to its:

- corner lot at the intersection of 163 Street NW and 96A Avenue NW in Edmonton northwest neighbourhood of Glenwood;
- siting on a rectangular lot with rear (west) laneway;
- form, scale, and massing as expressed by its: one-storey height with full-height basement; rectangular plan; slightly cantilevered side-gabled roof; one-storey front-gabled projection on front of the home and front-gabled projection on the rear of home; off centre front entry;
- wooden-frame construction including: concrete foundation with smooth parging; lapped wooden siding below windows and in gable peaks; stucco cladding;
- Ranch-style elements such as: modest form, scale; minimal exterior details; combination of stucco and lapped wooden exterior cladding; projecting eaves; side-gabled roof with gabled projections; asymmetrical front façade with recessed entry; large picture window; horizontal profile; whalebone bargeboards; triangular louvre in gable peaks;
- original fenestration such as: single assembly single-light wooden-sash windows at basement level; single assembly fixed single-light wooden-sash windows; double assembly fixed single-light window; triple assembly single-light wooden-sash rectangular windows on either side of a fixed square wooden-sash window; triple assembly fixed wooden-sash window; off-centre recessed front entry with single-panel wooden door with reed glass insert panel; rear exit door; and
- additional elements such as: internal concrete block chimney; open metal balustrade at front entry; one-storey, front-gabled, single car garage with lapped wooden siding, stucco cladding, plain wooden bargeboards, whalebone bargeboards, projecting eaves.