



# GILPIN RESIDENCE

10525 - 129 STREET NW

## CITY OF EDMONTON HISTORIC RESOURCE MANAGEMENT PROGRAM

Edmonton

### DESCRIPTION OF HISTORICAL PLACE

The Gilpin Residence is a semi-bungalow in the Westmount neighbourhood; specifically, in the southwest area formerly known as Groat Estates, once owned by Malcolm Groat and part of River Lot 2. Built by 1914, the Gilpin Residence features an open gable roof with projecting verges and eaves, wooden shake siding, and a large gable dormer on the front facade. The roof pitch changes at the front of the house, where the former porch was converted to an interior room in 1980.

### HERITAGE VALUE

The Gilpin Residence is valued for its association with early development in the Westmount/Groat Estate area. Indigenous peoples lived and traveled in and around the North Saskatchewan River Valley and ravine system for thousands of years. Fur-trading posts were established on the north side of the river in the early 1800s. In 1870, Malcolm Groat, a steward with the Hudson's Bay Company, claimed the land that was later subdivided as River Lot 2. As Edmonton later grew from town to city, Groat subdivided a portion of River Lot 2 east of Park (now 127) Street into urban-sized lots in a development marketed as Groat Estate. The west side of River Lot 2 was eventually purchased by James Carruthers. In 1906, Carruthers developed the area north of Stony Plain Road and west of Park (127) Street as his first Glenora subdivision. This area was annexed to the City of Edmonton in 1908. It was here that the Gilpin Residence was constructed in 1913.

The Glenora subdivision, however, was divided by the Groat Creek ravine. Prior to the Great Depression and World War II, most of the houses built in the first Glenora subdivision were built east of the ravine like the Gilpin Residence and thus oriented towards Groat Estate. The construction of Groat Road in the ravine in the 1950s strengthened the divide between the smaller (eastern) and larger (western) portions of this Glenora

subdivision. When official City neighbourhood boundaries were established, it was logical for the area in which the Gilpin Residence is located to join Groat Estate in becoming part of the Westmount neighbourhood rather than Glenora.

The area has remained very intact through time. The streets are lined with large trees and houses are set back from the front sidewalk, with vehicle access typically tucked away in the alleys. The area is mostly residential; however, 124 Street and 102 Avenue are nearby commercial corridors.

Henry B. Drew purchased two parcels of land in June 1913: Lots 14 and 15 on Block 56 along 129 Street NW. He subdivided the two lots into three and constructed a house on each. In November 1913, a building permit was issued for 1065 129 Street, which was the original address for 10525 - 129 Street and which straddled lots 14 and 15.





While Henry B. Drew owned 10525 - 129 Street NW for a decade, he did not seem to live in it himself, although he did live next door at 10527 - 129 Street for a time, in a house he also built. 10525 was rented in 1914 and 1915 to Walter Stanley Gilpin, who lived in the home with his wife, Helen Fairlee MacSween. Gilpin owned a gentlemen's clothing store on Jasper Avenue called Gilpin and McComb. After Walter and Helen moved out, the house was rented to John McAlister of law firm Woods, Sherry, Collisson, and Field until 1920. The house changed ownership fairly regularly for the first half of the century – seven times between 1923 and 1955. The property has changed ownership four more times in the past 70 years.

Block 56 is still relatively intact, with a high number of original buildings standing today. The two other houses that Drew built, which flank the Gilpin Residence (10523 and 10527), are also still standing. The three houses are distinctly similar in style.

The Gilpin Residence is valued for its design that is representative of early 20th century development in Westmount/Groat Estates. It is a California-inspired semi-bungalow, with a one-and-a-half-storey form and wide front porch. It features a gable cedar-shingled roof with projecting verges and eaves, and a large gable dormer on the west (front) elevation with a window. The east (rear) elevation features an offset shed gable and a small dining room extension on the first floor. The gable and dormer feature exposed rafters on projecting eaves and are clad in wood shingles.

The dwelling is clad in wooden shake siding with decorative moulding on the front elevation and a plain frieze above the foundation on all elevations. The windows feature plain lintels, trim, and sills. There is an offset front entrance with a narrow window to the left of the door. The front porch was converted into an interior living room space around 1980; the bottom skirting and door placement are in their original locations. The rear of the house also contains a raised roofline on the northeast corner, which was added to create more interior space. The brick foundation is visible from the side elevations of the house.

## CHARACTER DEFINING ELEMENTS

Key character-defining elements of the east, north and south elevations of the Gilpin Residence include:

- + Form, scale, and massing;
- + One-and-a-half storeys;
- + Open gable roof with cedar shingles ;
- + Projecting verges and eaves; plain fascia, and moulded soffit;
- + Change of roof pitch at front and rear elevations;
- + Gable dormer on front elevation with exposed rafters on projecting eaves; clad in wood shingles, with horizontal three-paned window;
- + Shed dormer on rear elevation;
- + Wooden shakes cladding on all elevations;
- + Decorative moulding on front elevation;
- + Plain frieze above foundation on all elevations;
- + Offset front entrance with plain trim;
- + Front porch windows;
- + Flared skirting of porch ;
- + Patterning of windows on north elevation with plain lintels, trim, and sills (two basement, three main floor, two upper floor);
- + Patterning of windows on south elevation with plain lintels, trim, and sills (one main floor, one upper floor); and
- + Patterning of windows on east (rear) elevation (two main floor, one upper floor).

*Designated as a Municipal Historic Resource through Bylaw 21112 in May 2025.*

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