

*Top and Middle Photos: Enthusiastic runners and families participate in The Annual Edmonton Realtors Charitable Foundation (ERCF) Fun Run and Walk.*

(Edmonton Real Estate Board)



*Bottom Right Photo: Graham Downey joins 1994 President Stephen Cook (right) on behalf of ERCF in donating a van to Danielle Larson, the victim of a violent crime.*

(Edmonton Real Estate Board)



*Bottom Left Photo: Graham Downey presents a donation to the Franciscan Sisters Benevolent Society on behalf of the ERCF.*

(Edmonton Real Estate Board)



## Conclusion

The Edmonton Real Estate Exchange of 1909 was the first association of real estate agents and sales personnel in Edmonton that promoted the idea of a code of ethics and a cooperative approach to listings.

It was created during an era of excessive land speculation that involved practically the whole community. The real estate industry was inundated during this era by people attracted by the quick profits to be earned.

The creation of the Edmonton Real Estate Association in 1927 was mainly concerned with drafting a code of ethics, which could then be enforced in a formal way through an association working in cooperation with the provincial government. The Edmonton Real Estate Association achieved this objective through legislation that required real estate sales persons to be licensed. The drafting of that legislation and its subsequent enforcement and revision was a cooperative effort between the Association and the provincial government. This was the first step in making the selling of real estate a full-time occupation with professional standards and methods of certification.

Combined with the Association's efforts to establish the real estate industry as a profession were its efforts to protect the role of real estate agents in the community. The need to take action was evident after the First and Second World Wars when the federal government prevented real estate salesmen from earning a commission by selling land to veterans.

During the golden age, progress was made towards self-regulation through a strong Board, the cooperative approach to listings, and the superintendent of the Real Estate Agents' Licensing Act. This objective has been carried forward with the creation of the Real Estate Council of Alberta.

The creation of a co-operative listing service in 1952 was another step made by the industry and the Board. This service gave the Board a central role in marketing property. It provided the information that was essential for success in the industry.

Throughout its history, the Edmonton Real Estate Board has relied on the dedication of its members to staff the many committees that provide direction for its activities. The standing committee system was adopted in 1909. It gave the members control over the organization and was the only approach possible given the economic realities of the Board through to the 1950s. This system has shown its ability to be flexible and get results. The incorporation of new committees such as the Education Committee and the Sales Representatives Committee are evidence of this fact. In 1995 this structure was changed when the committee system was downsized. Changes to voting privileges in 1995 have helped to make agents and sales members equal within the Board.

Since 1909 organized real estate in Edmonton has a number of achievements to its credit. The restructuring of the Edmonton Real Estate Board and the contribution to the creation of the Real Estate Council of Alberta are further accomplishments. Both of these developments reflect new ways to achieve the long-term goal of building an industry with integrity that meets the needs of both the public and members of the industry.

Today, Board members have access to professional development and training specific to the industry. Licensing requirements protect agents and the public alike. A Charitable Foundation, created by the Board, gives thousands of dollars annually to needy local organizations. Social activities are organized to promote friendship and exchange information with other members. A state-of-the-art computer system provides valuable statistics

and information to members and the public. Annual awards recognize those outstanding members of the Board who through their dedication and efforts have continued to build on the foundation laid so many years ago.

Alberta is known for its booms and busts, and each cycle has had dramatic effects on the

real estate industry. For almost nine decades, however, the Edmonton Real Estate Board, in one form or another, has survived and even prospered. Its ability to change with the times will ensure its continued survival in the future.

## Appendices

### *1927 Edmonton Real Estate Association Code of Ethics*

#### PART I PROFESSIONAL RELATIONS

##### Article 1

In the best interest of society, of his associates and of his own business, the Broker should be loyal to the Real Estate Association of his community and active in its work; and he should willingly share with his fellow-members the lessons of his experience.

##### Article 2

The Broker should so conduct his business as to avoid controversies with his fellow-Brokers; but in the event of controversies between Brokers who are members of the same real estate Association, such controversy should be submitted for arbitration in accordance with the regulations of their Association and not to a suit at law, and the decision in such arbitrations should be accepted as final and binding.

##### Article 3

When a broker is charged with unethical practice, he should voluntarily place all pertinent facts before the proper tribunal of the real estate Association of which he is a member, for investigation and judgement.

##### Article 4

A Broker should never publicly criticize a competitor; he should never express an opinion of a competitor's transaction unless requested to do so by one of the principals, and his opinion then should be rendered in accordance with strict professional courtesy and integrity.

##### Article 5

A Broker should never seek information about a competitor's transaction to use for the purpose of closing the transaction himself or diverting the customer to another property.

##### Article 6

When a Broker accepts a listing from another Broker, the agency of the broker who

offers the listing should be respected until it has expired and the property has come to the attention of the accepting broker from a different source, or until the owner, without solicitation, offers to list with the accepting Broker: furthermore, such a listing should not be passed to a third broker without the consent of the listing broker.

##### Article 7

Negotiations concerning property which is listed with one broker exclusively should be carried on with the listing broker, not with the owner.

##### Article 8

The schedule of fees established by the various real estate Associations are believed to represent fair compensation of services rendered in their communities and should be observed by every Broker.

##### Article 9

A Broker should not solicit the services of any employee in the organization of a fellow-Broker without the knowledge of the employer.

##### Article 10

No sign should be placed on any property by a Broker without the consent of the owner or his agent.

#### PART II RELATIONS TO CLIENTS

##### Article 11

In justice to those who place their interests in his hands, the Broker should endeavour always to be informed regarding the law, proposed legislation, and other essential facts and public policies which affect these interests.

##### Article 12

In accepting the agency for property, the Broker pledges himself to be fair to purchaser or tenant, as well as the owner whom he represents and whose interests he should protect and promote as he would his own.

##### Article 13

A Broker should not buy for himself property listed with him, nor should he acquire

any interest therein, without first making his true position clearly known to the listing owner.

Article 14

When asked for an appraisal of real property or an opinion on a real estate problem, the Broker should never give an unconsidered answer; his counsel constitutes a professional service which he should render only after having ascertained and weighted the facts, and for which he should make a fair charge.

Article 15

The Broker should encourage the naming of the actual or an obviously nominal consideration in a Transfer, Agreement for Sale or Assignment.

Article 16

When acting as agent in the management of property, a Broker should not accept any commissions, rebates or profit on expenditures made for the owner without his full knowledge and consent.

Article 17

Before offering a property listed with him by the owner, it is the Broker's duty to advise the owner honestly and intelligently regarding its fair market value.

PART III RELATIONS TO CUSTOMERS AND THE PUBLIC

Article 18

It is the duty of every Broker to protect the public against fraud, misrepresentation, or unethical practices in connection with real estate transactions.

Article 19

Property should be offered by a Broker solely on its merit without exaggeration, concealment, or any form of deception or misleading representation.

Article 20

It is the duty of a Broker to ascertain all pertinent facts whenever possible concerning every property for which he accepts the agency, so that in offering the property he may avoid error, exaggeration and misrepresentation.

Article 21

A broker should never offer a property without the authorization of the owner.

Article 22

The price at which a Broker offers a property should not be higher than that which the owner has openly agreed to take.

Article 23

Before a Broker buys for a client property in the ownership of which the Broker has an interest, he should disclose his interest to all parties to the transaction.

Article 24

Before a Broker sells property in the ownership of which he is interested, he should make it clear to the purchaser that he is acting solely for the owner.

Article 25

A Broker when acting as a Broker should make it clear for which party he is acting, and he should not receive compensation from more than one party except with the full knowledge and consent of all parties to the transaction.

Article 26

Under no circumstances should a Broker permit a property in his charge to be used for illegal or immoral purposes.

Article 27

In closing transactions, the Broker should advise the use of legal counsel when the interest of any party to the transactions appears to require it; and in all cases he should exercise care in the preparation of documents so that they shall embody the exact agreements reached.

Article 28

At the time the agreement is reached as to the terms of a transaction the Broker should fully inform each party regarding commissions and other expenses to which each is respectively liable.

Article 29

Before the closing of a transaction, the Broker should recommend the examination of title and conveyancing papers.

Article 30

All contracts and agreements with which a Broker is a party should be made in writing and should be complete and exact.

Article 31

A Broker should never be instrumental in introducing into a neighbourhood a character of property or occupancy, members of any race or nationality, or any individuals whose presence will clearly be detrimental to property values in that neighbourhood.

Article 32

No instructions nor inducement from any client or customer relieves the Broker from his responsibility strictly to observe this code of Ethics.

502-CA1  
Co-operative

No.....

PROVINCE OF ALBERTA



CANADA

## Certificate of Incorporation

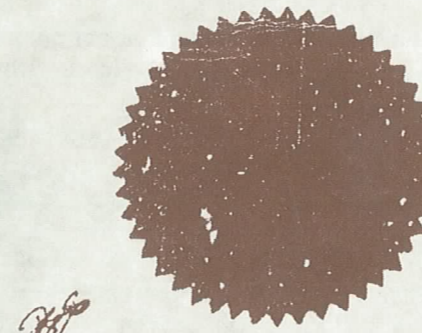
I hereby Certify that

- EDMONTON REAL ESTATE BOARD CO-OPERATIVE LISTING BUREAU LIMITED -

is this day incorporated under "The Co-operative Associations Act, 1946" of the Province of Alberta.

Given under my hand and seal of office at Edmonton this ..... - 27th -

day of ..... - June - ..... A.D. 19..52.



*(Handwritten signature)*

(Jas. Warr)

Registrar of Joint Stock Companies

The Memorandum of Association of the Edmonton Real Estate Board Co-Operative Listing Bureau Limited included ten real estate agents as founding members: M.C. Cummings, J.C. Haliburton, J.N. Winterburn, S.T. Lawrie, J.A. Weber, S.T. Melton, D. Spencer, F. Alloway, W.B. MacGregor, T.C. Visser.

The original document listed the Association's objectives as follows:

*To facilitate the marketing of Real Estate by relieving the sellers of the duplication of*

*listing their property with numerous Real Estate Brokers and generally providing a better Real Estate service to the economical benefit of the buyer and the seller.*

*To promote and foster an educational program for the betterment of the Real Estate profession to the benefit of the buyer and seller of Real Estate*

*To advance this Co-Operatives movement as a system of business having service as its motive.*

**Edmonton Real Estate Board  
Co-operative Listing Bureau**

1994 MISSION STATEMENT

An Association of Real Estate professionals dedicated to advancing the quality and scope of service in order to serve the best interests of the profession and the public.

OBJECTIVES

1. To ensure that the Code of Ethics, Standards of Business Practice, Policies, Procedures, Bylaws and Rules and Regulations are in place and adhered to by the members and staff.
2. To continually evaluate member needs, provide effective services and promote their use.
3. To promote the financial viability of the Edmonton Real Estate Board.
4. To ensure the financial viability of the Edmonton Real Estate Board.
5. To continue to raise the standards and improve the levels of education of our members.
6. To continually improve our profile in the community and the public's perception of the Edmonton Real Estate Board and its members.
7. To enhance and promote cooperation and communication among all members and staff.
8. To monitor and influence government activities affecting real estate to ensure that they are in the best interests of our members and the public.
9. To be recognized as the voice of organized real estate in Edmonton and district.
10. To encourage pride in our profession.
11. To promote, encourage, and protect the rights of ownership of real property.
12. To actively participate in the Alberta Real Estate Association and the Canadian Real Estate Association.

**1995 CREA Code of Ethics**

Under all is the land. Upon its wise utilisation and widely allocated ownership depend the survival and growth of free institutions and of our civilization.

Through the REALTOR, the land resource of the nation reaches its highest use and private land ownership its widest distribution. The REALTOR is instrumental in moulding the form of his or her community and the living and working conditions of its people.

Such functions impose grave social responsibilities which REALTORS can meet only by diligent preparation, and considering it a civic duty to dedicate themselves to the fulfilment of a REALTOR's obligation to society.

The REALTOR therefore must be zealous to maintain, and continually strive to improve, the professional standards of his or her calling:

by keeping informed as to developments and trends in real estate,

by endeavouring to protect the public against fraud, misrepresentation or unethical practice in connection with real estate transactions,

by rendering services and opinions based on the REALTOR's knowledge, training, qualifications and experience in real estate,

by seeking no unfair advantage over, nor injuring directly, the reputation of, nor publicly disparaging the business practice of other REALTORS, and

by being loyal to the REALTOR's Real Estate Board and Provincial/Territorial Association and active in their work.

In the interpretation of his or her obligations, the REALTOR can take no safer guide than that which has been embodied in the Golden Rule — "Do unto others as you would have them do unto you".

No inducement of profit and no instructions from clients or customers can ever justify departure from the ideals of fair dealing and high integrity resulting from adherence to a lofty standard of moral conduct in business relations.

Accepting this standard as his or her own, each REALTOR pledges to observe the spirit of the Code in all dealings and to conduct business in accordance with the standards of Business Practice as adopted by the Canadian Real Estate Association.

**Presidents of the Edmonton Real Estate Board**



1933-34  
N. Roy Weber



1935  
Luke Winterburn



1938  
Sid Lawrie



1939  
Sam Ferris



1940  
B. Greene



1941-44  
Stuart Darroch



1945  
Lou Weber



1947  
Mark Cummings



1948  
Sid Lawrie



1950  
Norm Winterburn, FRI



1951  
Don Spencer, FRI



1952  
Jack Weber, B.Comm., FRI,  
SIR

..... DESIGNATIONS .....

AACI  
Accredited Appraiser  
Canadian Institute

CCIM  
Certified Commercial  
Investment Membership

CPM  
Certified Property  
Manager

CRB  
Certified Real Estate  
Brokerage Manager

FRI  
Fellow of the Real Estate  
Institute

CAE  
Certified Association  
Executive

CLP  
Certified in  
Land Planning and  
Development

CRA  
Canadian Residential  
Appraiser

CMR  
Certified in the  
Marketing of Real Estate

SIR  
Society of Industrial  
Realtors



1953  
R. W. Grierson, FRI



1954  
Stan Melton, FRI



1955  
Jack Haliburton



1956  
Homer Kellough



1957  
Howie Molstad, FRI



1958  
Murray Beckhuson



1959-60  
Dennis Stewart, FRI



1961  
S. G. Scott



1962  
Phil Buttar



1963  
Ray Buxton



1964  
Gordon McAfee, FRI, AACI



1965-66  
Ed Shaske, AACI



1967-68  
Max Kaplan



1969-70  
Mark Dubord



1971  
J. R. Sherrin



1972-73  
Norm Winterburn, FRI



1974  
Trevor Caithness, FRI,  
AACI



1975  
Harold Dundas, FRI



1976  
Norm Murray



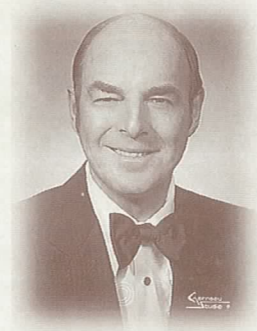
1977  
Cec Cunningham, FRI



1978  
Graham Downey, FRI,  
AACI



1979  
Jim Baker



1980  
Al Scott



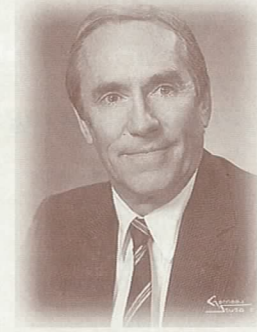
1981  
Barry Gogal



1982  
Ron Esch, FRI



1983  
Del Sveinsson



1984  
Don Clark, B.Sc., FRI



1985  
Doug Balog



1986  
Dave Crawford, FRI



1987  
Pat Mooney, FRI



1988  
Heather Gates



1989  
Ken Shearer



1990  
Bob Buttar, CRB



1991  
Lorne Clark



1992  
Harvey Galbraith



1993  
Pat Rudger, FRI



1994  
Stephen Cook



1995  
Wayne Moen

*Photos unavailable for the following:*

1927-28 Frank Lorimer	1936 John Killen
1929 John Joseph Duggan	1937 Frank Lorimer
1930 H. Milton Martin	1946 J. C. Kenwood
1931 Ralph Blackmer	1949 Carl Orthman
1932 Robert Watson	1949 Tom Magee

*Life Members of the Edmonton Real Estate Board*

Darrell A. Ball  
Murray Beckhuson  
Garf Bennett  
Bob Buttar, CRB  
Raymon Buxton  
J. Trevor Caithness, FRI, AACI  
Don E. Clark  
Gary Comrie, FRI, CMR, CRA  
David B. Crawford  
Mark Cummings  
Cec Cunningham  
Graham Downey, FRI, AACI, CMR  
Mark Dubord  
Harold Dundas, FRI, CMR  
James G. Esch, FRI, CMR  
Alec Fedynak, FRI, CMR  
Harvey Galbraith  
Barry Gogal  
Mabel Gordon  
George Grover, FRI, CPM, CRA  
W. Frank Johns, FRI  
J. Arthur Jones

Max Kaplan  
Homer Kellough  
Stan Melton, FRI  
Bill MacGregor  
Gordon McAfee, FRI, AACI  
Ian McKinnon  
Mary McLean  
Cora Molstad  
Howie Molstad, FRI  
T. Patrick Mooney, FRI  
Norman A. Murray  
Earl Pottage, FRI, CMR  
Ed Sande, FRI  
Edward J. Shaske, AACI  
Ken Shearer  
J. Sherwin  
Don Spencer, FRI  
Del Sveinsson, CRB  
Jack A. Weber, B. Comm., FRI, SIR  
Lou Weber  
J. Norm Winterburn, FRI

*Presidents of the Edmonton Realtors' Charitable Foundation*

Gary V. Comrie, FRI, CMR, CRA	1986-91
Trevor Caithness, FRI, AACI	1991-93
Graham L. Downey, FRI, AACI, CMR	1993-94
Pat Mooney, FRI	1994-95
Alec Fedynak, FRI, CMR	1995-96

*REALTOR of the Year*

George Grover, CPM, CRA	1960
Brian Macdonald	1981
Dave Crawford	1984
Mary McLean	1985
Barry Gogal	1986
Don Clark	1987
Taras Chmil	1988
Graham Downey, FRI, AACI, CMR	1989
Pat Mooney, FRI	1990
Allan Dredge	1991
Les Phillips	1993
Harvey Galbraith	1994
Alec Fedynak, FRI, CMR	1995

**Long-Term Member Recognition**

LICENSED AND REGISTERED MEMBERS  
OF THE EDMONTON REAL ESTATE BOARD AS OF 1995

**25 Years of Service**

Brian D. Atkins	Guy C. Hebert	Donald Sabo
Roy B. Avery	Josephine E. Hindle	Emil K. Sabo
Rene H. Blais	Luana M. Houston	Alex A. Semeniuk
Lilli Briske	Marjorie L. King	Ernie Sheyka
Gordon C. Chapman	Hal Kitchen	John J. Sribney
Kevin Coady	Spike M. Kubbernus	Pat E. Stanyer
Gary V. Comrie	Mary Kuchinsky	Benjamin A. Starkman
Orville R. Craft	Neil A. Longson	Nick W. Storoshenko
David B. Crawford	Garnet MacTaggart	Darlene Swelin
Walter Dembicki	Rick H. Molstad	Rein Tammets
James G. Esch	Alex Nashman	Edward B. Towns
Pauline Fletcher	Donald O'Neill	Darryl Trueman
Laureen E. Frey	Melvin N. Pearson	Jerry D. Willes
George P. Frieser	Evan Potter	Janet K. Williams
Harvey Galbraith	Alex Procinsky	Doris H. Woodward
Jerry R. Harlton	Andrew Sabo	

**30 Years of Service**

Garf Bennett	Calvin J. Krausert
Peter Bohaichuk	Pat T. Mooney, FRI
Stan Chichak	Maurice L. Pellan
Don E. Clark	Earl S. Pottage
Graham L. Downey, FRI, AACI, CMR	Paul Smayda
Fred Flamand	Ruth Thatcher
Grant Hindle	Fiore M. Vecchio
John N. Jimioff	Roland L. Vincent
Ken W. Johnston	Bill Willes
Gerald Koester	

**35 Years of Service**

Trevor Caithness  
Alec Fedynak  
Lorne Forsythe  
Everett Hagan  
Donald R. Penrice  
Carlos R. Propp  
Ed Sande  
Kenneth E. Taylor  
John Van Leenen  
Roy Warwa

**40 Years of Service**

Raymond H. Buxton  
Grant M. Colquhoun  
Roy B. Fletcher  
Lucien H. Lorieau  
Norman Murray  
Henry Perran  
Red Rolls  
Patrick C. Turner

**45 Years of Service**

Howard Molstad, FRI

**Edmonton Presidents of the  
Alberta Real Estate Association**

1949	Sam Ferris
1951	Mark Cummings
1953	J. A. Weber, B. Comm., FRI, SIR
1955	Stan Melton, FRI
1957	Don Spencer, FRI
1961/62	Gordon McAfee
1964	Dennis Stewart, FRI
1966	Ray Buxton
1969	Phil Buttar
1972	E.B. Graham
1974	Graham Downey FRI, AACI, CMR
1977	Garf Bennett
1979/80	Earl Pottage
1982/83	Cec Cunningham
1983/84	Trevor Caithness
1985/86	Barry Gogal
1986/87	Norm Murray
1990/91	Dave Crawford
1992	Pat Mooney, FRI
1994	Ken Shearer

**Edmonton Presidents of the  
Canadian Institute of REALTORS  
(CIR) Now the Real Estate Institute  
of Canada**

1955	Jack A. Weber, FRI
1968	S.G. McAfee, FRI

**Edmonton Chapter Presidents of  
the Real Estate Institute of Canada**

1963, 65-66	E.B. Graham, FRI
1964-65	Jack A. Weber, FRI
1966-67	W.J. Martenson, FRI, AACI
1968-69	Ted Dale, FRI
1969-70	Jim McNaught, FRI, AACI
1970-71	Graham Downey, FRI, AACI
1971-72	Jim Wall, FRI
1972-73	Tom McCaskill, FRI
1973-75	Jack Coughlin, FRI
1974-75	Ernie Drever, FRI
1976-77	Gordon McIndoe, FRI
1978-79	Alec Fedynak, FRI
1979-80	Bob Eilertson, FRI
1980-82	Floyd Farrell, FRI
1982-83	Ian Mellor, FRI
1983-84	Jim Esch, FRI
1985-86	John Mayzel
1986-88	Darcy Frunchak
1988-89	Lillian McLeod, FRI
1989-90	Brian Atkins, FRI, CMR
1990-91	Garry Milne, FRI, CLP
1991-92	Alder Currie, FRI
1992-93	Peter Smith, AACI, FRI
1993-94	Johnson Wong, FRI, AACI
1994-95	Pat Mooney, FRI
1995-96	Pat Rudiger, FRI

**Edmonton Presidents of the  
Canadian Real Estate Association**

1955	Jack Weber, B. Comm., FRI, SIR
1963	Stan Melton, FRI
1969	Dennis Stewart, FRI
1982	Ray Buxton

**Executive Vice-Presidents of the  
Edmonton Real Estate Board**

1959-76	Kelly Haugen
1976-82	Norm Winterburn
1982-93	Art Jones
1993-	Ron Hutchinson

## Property Profiles

### *The South West Corner of 101 Street and Jasper Avenue*

The legal description of the south west corner of 101 Street and Jasper Avenue is lot 83, Block 1, Plan B. Plan B is one of the oldest subdivisions in Edmonton having been registered with the Government of the North West Territories in July 1882. The plan subdivided all of the land from what is now the north side of Jasper Avenue south to the North Saskatchewan River and from 101 Street to 121 Street. Plan B thus included the area that would become the communities of Oliver and Rosedale.

The plan ignored the geographical realities of Edmonton by creating lots and road allowances which ran down the steep banks of the river valley. The 2,137 lots created by plan B covered only the southern portion of the Hudson's Bay Company's Reserve. The creation of such a large number of lots, given Edmonton's small population at this time, was the result of the 1882 land boom described in chapter one.

Owners of lot 83 after the Hudson's Bay Company included Jules Chave and Henri Hetu who were also the owners of the Edmonton Saw Mill Company. In 1895 their interest in this lot along with lot 82 was transferred to George Thomas Bragg for one dollar to cover various incumbrances and liens on the property placed on it by the creditors of the company. The Jacques Cartier Bank, possibly one of these creditors, received title to the land in 1898.

In 1899 the Jacques Cartier Bank sold lots 82 and 83 to the Edmonton businessmen John A. McDougall and Richard Secord for \$4,000. In 1902 McDougall and Secord sold these two lots to Leon Bureau, a lawyer from Versailles France, for \$10,666.66. Bureau retained ownership until 1905 when he sold them back

to McDougall and Secord for \$70,000. It was during this period that the Windsor Hotel was constructed at this location.

Between 1902 and 1905 the value of the lots had gone up \$59,333.34. This increase reflected the overall growth of Edmonton during the railway boom and the strategic location of this property in the downtown core of the City of Edmonton.

McDougall and Secord retained ownership until June 1913 when the two lots along with other property in downtown Edmonton was sold for \$600,000 to Robert McDonald. Given the inclusion of other downtown property in this transaction, it is impossible to determine from the documents available what the cost was of the individual lots. McDonald was the owner of the Yale Hotel at the time of his



purchase of the Windsor. He renamed the Windsor Hotel the Selkirk Hotel in 1914. The Selkirk Hotel operated until 1962. McDonald's purchase of the Hotel coincided with the end of the economic boom. The introduction of prohibition also made the operation of a hotel less profitable. These and other factors prevented McDonald from completing the purchase of the property resulting in its transfer back to McDougall and Secord in 1920.

*This is the exterior view of the Selkirk Hotel on the corner of 101 Street and Jasper Avenue.*

(Glenbow Archives NC-6-609)



Historical view of the Selkirk Hotel's interior.  
(Glenbow Archives NC-6-626)



The two lots were retained by McDougall and Secord until 1950 when they were sold to Mid-Century Holdings Ltd. for \$440,000.00. The increased value of the land was the result of Edmonton's post-Second World War boom.

On December 16, 1962, the Selkirk Hotel was destroyed by fire. Rather than rebuilding the hotel, the owners sold the land along with lot 81 in 1963 to the Royal Bank for

\$1,401,000. Subsequent to the purchase, the Royal Bank built an office tower which housed its main branch. The construction of this office tower was part of the post-Second World War rebuilding of downtown Edmonton.

The price of lot 83 thus went up from \$2,000 in 1899 to \$35,000 in 1905, to \$220,000 in 1950 and to \$467,000 in 1963.

Current view of the southwest corner of 101 Street and Jasper Avenue.  
(Edmonton Real Estate Board)



*North West Corner of Whyte Avenue and 103 Street*

The property at the north west corner of Whyte Avenue and 103 street is legally described as Lot 1, block 68, Plan I. It is part of River Lot thirteen in the Edmonton Settlement which was originally owned by Thomas Anderson. Anderson was Edmonton's first Dominion land and crown timber agent. He was also the central figure in what became known as "the great land office steal." This incident involved an attempt by Anderson to move the land titles office to the new railway townsite established by the Calgary and Edmonton Railway on the south side in 1891. He was prevented from doing so by the citizens of Edmonton.

Anderson had a personal interest in promoting the new townsite since he had sold river lot thirteen to the Calgary and Edmonton Railway Company. This transaction was negotiated by Augustus Meredith Nanton and John Henry Munson, both of whom were from Winnipeg. The land acquired by the Calgary and Edmonton Railway from Anderson and other owners was subdivided by Plan I. This plan covers all of the land east of 107 Street, west of 97 Street, north of University Avenue and south of Saskatchewan Drive. Unlike plan B, plan I did not subdivide the steep banks of the North Saskatchewan River valley. The plan created 129 blocks of land suitable for further subdivision into lots on land above the valley. Those blocks of land along Whyte Avenue and 104 Street were subdivided into 33 foot lots. The agent for the initial sale of the property in plan I was appropriately named Charles S. Lott.

The land at the corner of Whyte Avenue and 103 Street was the first property developed at the new townsite of South Edmonton (later renamed Strathcona) because it was close to the new Calgary and Edmonton Railway station. A hotel was constructed at this location in the fall of 1891 shortly after the arrival of the railway. Nanton and Munson, on behalf of the Calgary and Edmonton Railway Company, retained ownership until 1904 while leasing the hotel to various individuals. In that year it was sold to Strathcona businessman William H. Sheppard for \$5,500.

In 1912 Sheppard sold lots one and two to Joseph Beauchamp and Eliza Chenier for one dollar and other considerations. By 1912 the



two lots with improvements were valued at \$60,000.

In 1923 the site was purchased by the Presbyterian Church of Canada for use as the Westminster Ladies College. The introduction of prohibition and the postwar depression made hotels a less attractive investment and thus contributed to this temporary change in use. The property was transferred to the United Church of Canada when it was established in 1925.

The building returned to being a hotel in 1928 when it was sold by the United Church to Harrie C. Pettet for \$16,500. Dramatic increases in the value of the property did not take place until after the Second World War. In 1958 Vanguard Holdings purchased the property from the Stampeder Hotel Co. for \$190,000 and in 1964 it sold it to the Strathcona Hotel Co. for \$275,000.

*The Strathcona Hotel as it appeared shortly after its construction in 1891.*  
(City of Edmonton Archives EA -157-397)



*Exterior view of Strathcona Hotel when it was being used by the Westminster Ladies College. The addition made to the building in 1912 is visible to the north of the building.*  
(Glenbow Archives NC-6-4651/4652)



*The Strathcona Hotel as it appears today. The 1912 addition has been covered with wood siding to make it harmonise with the original 1891 portion.*  
(Edmonton Real Estate Board)

**11220 - 94 Street**

The original legal description for the house at 11220 - 94 Street was lot 27, block 28, Plan XLIII. Alexander Rowland and William Humberstone were the original owners of the land in this area. William Humberstone is the best known of the two, since he was associated with the development of the coal mining industry in the Edmonton area.

The land was acquired for the purpose of urban development by John A. McDougall and Richard Secord in 1903. Rowland sold his 132 acres for \$16,500 (\$125 per acre) and Humberstone sold his 48 acres for \$7,000 (\$146 per acre). Plan LXIII, registered at the North Alberta Land Titles Office on June 19, 1905, subdivided the land into 1,133 lots, the majority of which were 33 feet in width. The plan included the land north of Rate Creek, east of 101 Street and South of 118 Avenue. In 1906 the Norwood subdivision was extended by the subdivision of additional land to the east. In 1905 when plan LXIII was filed at the Land Titles Office it was outside the existing boundaries of the City of Edmonton.

The Norwood subdivision was put on the market at an opportune time. The Canadian Northern Railway had arrived in that year. The Province of Alberta had also been created and it was expected that Edmonton would become

the capital of Alberta. In 1907 McDougall and Secord sold lot 27 to John Billing Radcliffe for \$155. Radcliffe was described in the transfer document as a "Gentlemen of the City of Edmonton." He retained ownership of the land without developing it until 1909 when he sold it to Inglis D. Graham, an Edmonton carpenter, for \$550. Edmonton contractor Albert Killips purchased the site for one dollar in 1910.

The resale of the property in subsequent years is outlined in the following chart below. The significant trend evident in these statistics is the fact that the value of the property increased by only \$14,000 between 1918 and 1972 compared to an increase of \$61,500 between 1972 and 1980.

YEAR OF SALE	PRICE PAID
1907 .....	\$ 155.00
1909 .....	\$ 555.00
1918 .....	\$ 2,000.00
1920 .....	\$ 3,600.00
1946 .....	\$ 4,600.00
1951 .....	\$ 7,000.00
1952 .....	\$ 9,000.00
1972 .....	\$16,000.00
1975 .....	\$34,900.00
1978 .....	\$56,000.00
1979 .....	\$65,900.00
1980 .....	\$77,500.00

*Current photo of Norwood home.*  
(Edmonton Real Estate Board)



**11028 - 84 Avenue**

The house at 11028 - 84 Avenue is part of River Lot Seven of the Edmonton Settlement which was originally owned by Laurent Garneau. He came to Edmonton in 1874 after having participated in the Riel Rebellion as one of Riel's soldiers. In 1901 he moved to St. Paul de Metis where he carried on trading and ranching.

The subdivision of River Lot Seven, which would become the Garneau district, took place between 1899 and 1912. One of the subdivision plans from this period was plan I 23 A. It was registered at the Land Titles Office on June 19, 1905 by Laurent Garneau. It included the land between 83 and 87 Avenues and 110 and 112 Streets. It created four blocks subdivided into 32 lots 50 feet in width and four blocks subdivided into 34 lots of the same width.

Garneau sold blocks 161 and 164 to J. W. Blain, identified on the transfer document as the postmaster of Strathcona, in 1906 for \$2,640 or \$41.25 per lot. In 1912 Joseph Reid of Kemptville, Ontario sold lots 7 and 8 for

\$2,000 to Murray Lister of Edmonton. Lister in turn sold lot 8 to Herbert S. Dean in 1913 for \$2,250.00. Dean was responsible for the construction of the house on the lot valued at \$3,000. Subsequent sales of the property are noted in the table below.

The trends evident in these statistics are similar to those noted earlier in the profile for the Norwood property. The value rapidly accelerated during the pre-World War One boom. During this period the campus of the University of Alberta was established on the adjacent river lot and the High Level Bridge was completed.

YEAR OF SALE	PRICE PAID
1913 .....	\$2,250
1933 .....	\$1,800
1957 .....	\$10,000
1973 .....	\$11,500
1983 .....	\$100,000

*Current photo of the house at 11028 - 84 Avenue in Garneau.*  
(Edmonton Real Estate Board)