

Proposed Wording for a Bylaw to Designate the William H. Hattel Residence as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the William H. Hattel Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*,

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the William H. Hattel Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the William H. Hattel Residence, located at 3207 6 ST S.W., and the land on which the building is located being legally described as PLAN 3452W BLOCK B LOTS 17 AND 18 (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



3207 6 ST SW



SCHEDULE “B”

Description

The William H. Hattel Residence, built in 1920, is a one-storey bungalow-style house, clad in white stucco, with front-facing gable roof with lower front-facing and side cross-gables, and a deep wraparound front porch with lower side-gable roof. It is located on a tree-lined street of single-family houses in the residential neighbourhood of Elbow Park.

Heritage Value

The William H. Hattel Residence, built in 1920, represents a second stage of development in Elbow Park. One of Calgary's earliest planned suburbs, Elbow Park was established in 1907 when the City annexed ranch land owned by Colin George Ross and Felix McHugh to meet housing needs during the city's first population boom. It was subdivided into lots and sold or brokered by F.C. Lowes & Co. with the goal of creating an upper-class district. This was Freddy Lowes' first of many neighbourhood-planning ventures in Calgary.

While a few grand or speculative properties were built as early as 1909, the main wave of development in Elbow Park began in 1911, starting in the contiguous northern sections of Rosevale and Glencoe, as well as in Garden Crescent and East Elbow Park, with clusters of homes built elsewhere. Plan 3452W for the 3-square-block area within Rosevale, where this house is located, was filed in June 1909. A streetcar line served Elbow Park by 1910.

The city's first building boom ended with WWI. By then at least half the existing buildings of Elbow Park had been constructed—mainly large 2- and 1½-storey single-family homes. Rosevale, Glencoe, and a stretch along the river were densely filled, but there was much vacant land elsewhere. When building activity resumed in 1919, some investors who had purchased lots before the war began selling them off, as was the case with these two lots. This block and surrounding ones were mainly built out by 1914; this house and three others from 1919 and 1928 filled the remaining lots on the block.

From its beginnings, Elbow Park was favoured by white-collar workers such as business owners, doctors, lawyers, accountants, and financial managers. In 1920 these lots were purchased by and this house built for William H. Hattel, an optometrist, who lived there with his wife Tracie Hattel until 1928, except for brief occupancy by Arthur H. McGuire, manager of Canada Cement, in 1923–24. During 1928–47 it was owned by Maggie Pauline (Mrs. D. W.) Gillies who lived there with her widowed daughter-in-law Margaret Gillies and grandson Don Gillies until 1946; it was then used in 1946–47 by her granddaughter Dorothy Kendall with husband Robert E. Kendall, salesman with Nesbitt Thomson & Co. The Canadian Bank of Commerce owned the house during 1947–60, and used it as residence for the manager of its main branch and a venue for entertaining customers. Four managers and their families stayed there in succession. The current long-time owner lived there as a child, son of a bank manager, in 1952–55.

This house is an excellent example of a substantial, high-style Craftsman bungalow with exceptional exterior and interior integrity. While this is a familiar style in the neighbourhood, there are no other houses similar to this one. Widely popular in North America c.1900–20, bungalows were meant to appear unpretentious and in harmony with the landscape—with a low profile and horizontal form; low-pitched, sheltering roof; organic asymmetry; natural materials (in this case, stucco); and large open front porches. Tapered porch posts and an exterior chimney

are also common features, as are details such as multiple-pane transoms and mock half-timbering that evoke a “cottage-like” charm. Interior features of note include its formal living room with brick fireplace with crenelated top, and dark-wood mantelshelf and ceiling beams; formal dining room with wall panelling; and moulded wood doorway and window surrounds throughout.

Cars, and purpose-built garages for them, were just coming into common use for people of moderate means by 1920. This house has the only side driveway and front-facing garage in the neighbourhood. The garage—built with the house and echoing its stylistic features (peaked front-gable roof, stucco cladding, mock half-timbering)—is an early example in the neighbourhood.

Character-Defining Elements

Character-defining elements include, but are not limited to:

- one-storey mainly rectangular building with front and side extensions; deep, recessed, partial-width wraparound front porch; full basement;
- front-facing gable roof with lower front-facing and side cross-gables, lower side-gable porch roof; all low pitched, with peaked tops, deep eaves with tongue-and-groove soffits, exposed rafters;
- wood construction and concrete foundation all faced in stucco; brick porch and stairway pedestals (stretcher-bond) with sandstone caps; painted wood window and door frames; plank porch floor and tongue-and-groove ceiling; mock half-timbering in gables; tapered wood porch posts; plain, painted-wood porch balustrade;
- fixed-pane picture window with multi-pane upper portion (east); two three-part windows comprised of a center fixed-pane picture window with multi-pane side casements and upper portion (east and north); two side-by-side 9-light casement windows (north), two 12-light casement windows (south), hung sash windows with multi-pane (8, 10 or 14) upper sashes and original weight-and-pulley mechanisms; storm windows;
- painted-wood slab front door with projecting band with brackets, 4 vertical lights;
- brick stepped exterior chimney, interior chimney; both with corbelled caps;
- cast-iron coal chute door;
- interior features such as original layout with separate foyer; brown-brick fireplace with inset side portions and crenelated top; wood mantelshelf and ceiling beams (living room); painted-wood wall paneling (dining room), doorway surrounds, single-panel doors, and deep baseboards; French door (once one of a pair, reused from another location); window and door hardware; push-button light switch; light fixtures; radiators with moulded decorative pattern, one with attachment to hold water for humidification; white-oak plank floors laid with alternate-direction border; original bathroom built-ins (wood medicine cabinet, laundry chute) and fixtures (toilet, bathtub, sink); leaded-glass kitchen-cabinet door front (reused from an earlier cabinet); tongue-and-groove built-in storage cabinets; original or early (present by c.1930) basement features: rumpus room with brick-and-stucco fireplace surround with round-arch opening; bathroom with built-in wood medicine cabinet, tongue-and-groove walls, door, and ceiling; batten walls, doors, cupboards;
- single-car garage with low-pitched front-gable roof with peaked top at both ends, stucco facing, mock half-timbering in gable; and
- moderate set-back on a landscaped lot; side driveway leading to the rear garage; on a tree-lined street of single-family houses in a residential neighbourhood.

REGULATED PORTIONS

1.0 East Façade

The following elements are regulated:

- a) Cement-stucco exterior cladding; painted wood mock half-timbering in gables; (Images 1.1, 1.2);
- b) Open wrap around porch with with wooden tongue-and-groove ceiling; plain, painted-wood porch balustrade; tapered and paneled columns on brick (stretcher-bond) and sandstone piers; brick stairway pedestals with sandstone caps (Images 1.1-1.3);
- c) Fenestration with painted wood windows including a fixed-pane picture window with 26 multi-pane upper portion; a three-part window comprising side casements with multiple panes (10), multi-pane (36) upper portion and a center fixed-pane (Images 1.1-1.5); and
- d) Painted-wood slab front door with projecting band with brackets, 4 vertical lights; (Images 1.1, 1.2, 1.6).



(Image 1.1: East façade)



(Image 1.2: Historic view of east façade, 1983)



Image 1.3: detail showing open wrap around porch with with wooden tongue-and-groove ceiling; plain, painted-wood porch balustrade; tapered and paneled columns on brick (stretcher-bond) and sandstone piers; brick stairway pedestals with sandstone caps



Image 1.4: fixed-pane picture window with multi-pane (26) upper portion.



Image 1.5: three-part window comprising side casements with multiple panes (10 each), multi-pane (36) upper portion and a center fixed-pane.

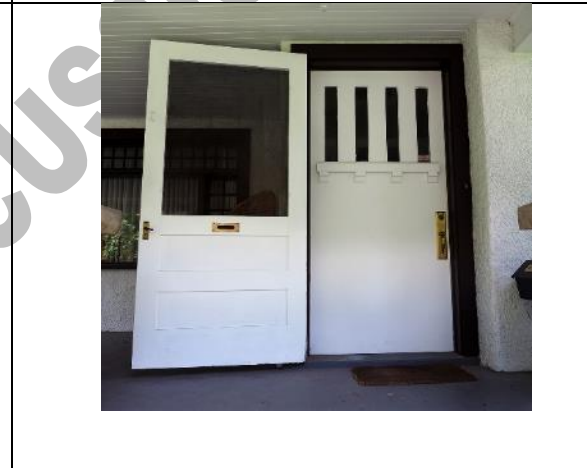


Image 1.6: Painted-wood slab front door with projecting band with brackets, 4 vertical lights

2.0 North Façade

The following elements are regulated:

- a) Cement-stucco exterior cladding; painted wood mock half-timbering in gable; (Images 2.1, 2.2);
- b) Fenestration with painted wood windows including matching windows flanking the fireplace chimney, comprised of two casement windows with multiple panes (9 each), a three-part window comprising side casements with multiple panes (10 each), multi-pane (36) upper portion and a center fixed-pane; hung-sash window with multi-pane (8) upper portion. (Image 2.1-2.4); and
- c) Brick stepped exterior chimney with corbelled cap (Image 2.1, 2.5).



(Image 2.1: Oblique view of the north façade)



Image 2.2: detail showing one of the two matching windows flanking the fireplace chimney, comprised of two casement windows with multiple panes (9 each)



Image 2.3: three-part window comprising side casements with multiple panes (10), multi-pane (36) upper portion and a center fixed-pane.



Image 2.4: hung-sash window with multi-pane (8) upper portion.



Image 2.5: detail of the chimney corbelled cap

3.0 South Façade

The following elements are regulated:

- Cement-stucco exterior cladding (Images 3.1, 3.2);
- Open wrap around porch with wooden tongue-and-groove ceiling; plain, painted-wood porch balustrade; tapered and paneled columns on brick (stretcher-bond) and sandstone piers (Images 1.3, 3.1, 3.2); and
- Fenestration with painted wood windows including two matching casement windows with multiple panes (12 each); a hung-sash window with multi-pane (10) upper portion; a hung-sash window with multi-pane (14) upper portion. (Image 3.1-3.5).



(Image 3.1: Oblique view of south façade)



(Image 3.2: south portion of open wrap around porch with with wooden tongue-and-groove ceiling; plain, painted-wood porch balustrade; tapered and paneled columns on brick and sandstone piers)



Image 3.3: detail showing one of the two matching casement windows with multiple panes (12 each)



Image 3.4: hung-sash window with multi-pane (10) upper portion.



Image 3.5: hung-sash window with multi-pane (14) upper portion.

4.0 West Façade

The following elements are regulated:

- a) Cement-stucco exterior cladding (Images 4.1, 4.2); and
- b) Fenestration with painted wood hung-sash window with multi-pane (14) upper portion. (Images 4.1, 4.2).

Note: The addition on the west façade is not regulated.



(Image 4.1: Oblique view of west façade)



(Image 4.2: Historic view of west façade, ca.1997)

5.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) One storey massing and rectangular form with east and south side extensions (the rear addition is not regulated) (Images 1.1, 1.2, 2.1, 2.3, 3.1, 3.2, 4.1, 4.2);
- b) Front-facing gable roof with lower front-facing and side cross-gables; lower side-gable porch roof; all low pitched, with peaked tops (Images 1.1, 1.2, 3.2); and
- c) Deep eaves with tongue-and-groove soffits, exposed rafters (Images 1.1, 1.2, 2.1, 2.3, 3.1, 3.2, 5.1, 5.2).



(Image 5.1: example of deep eaves with tongue-and-groove soffits with exposed rounded-end rafters on east roof of wrap around porch)



(Image 5.2: example of deep eaves with tongue-and-groove soffits with exposed plain rafters on remainder of building facades)

6.0 Land

The Land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").

7.0 Interior

- a) Those extant portions of the original floor-plan / configuration including the living and dining rooms;
- b) Wood ceiling beams (living room); painted-wood paneling/trim (dining room) (Images 7.1, 7.2);
- c) All historic window and door casings, single-panel doors, and deep baseboards (Images 7.3, 7.4);
- d) 9 in-situ cast iron radiators (Images 7.5, 7.6);
- e) Brown-brick fireplace with inset side portions and crenelated top (Photo 7.7); and
- f) Extant white-oak plank floors laid with alternate-direction border (Photo 7.8).



(Image 7.1: example of the wood ceiling beams)



(Image 7.2: example of painted-wood paneling/trim)



Image 7.3: example of the deep baseboards



Image 7.4: example of door casings and single-panel doors.



Image 7.5: example of one of the 10 cast iron radiators



Image 7.6: detail of the decorative pattern on the cast iron radiators



Image 7.7: detail of the brown-brick fireplace with inset side portions and crenelated top



Image 7.8: detail of the white-oak plank floors laid with alternate-direction border

SCHEDULE "C"

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5