

PROPOSED

PUD2019-1347
ATTACHMENT 2

BYLAW NUMBER 49M2019

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE TREEND 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 Treend 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 Treend Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Treend Residence, located at 1933 5 ST S.W., and the land on which the building is located being legally described as PLAN 1913X BLOCK 2 LOT 9 (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,

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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.
8. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE "A"



1933 5 ST SW



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SCHEDULE "B"

Description

The Treend Residence is a solid-brick, one-storey house clad in red-brown brick. The low, expansive 1922 Prairie-style home has a medium-pitched, front-gabled roof with tall, corbelled brick chimneys, very deeply overhanging eaves and half-timbering and decorative wooden brackets in the main gable. The residence features a wide, wrap-around verandah with stairs to entrances on the east and south. The front entry features an original oak door and sidelights, and a wide stairway with sandstone balustrade and large brick piers. The house is located on a large corner lot on a busy residential street, with many early 20th century homes on the west side. It is situated one block west of 4 ST SW, a traffic corridor and historic streetcar commercial street, in the early southwest inner city community of Cliff Bungalow.

Heritage Value

The Treend Residence possesses style value as a rare, well-crafted and highly intact example of the Prairie Style in Calgary. It was constructed as retirement home for first owner and resident William Treend, who acquired the lot in 1920 and in 1922 engaged builder George Bishop to build the \$10,000 home. The home displays many strong influences of this style, sometimes referred to as the Frank Lloyd Wright style for the American architect who developed it. Some of the exterior features include its low, linear massing and pronounced horizontal lines, deep eaves, large windows, simplified, massive square porch columns and its close relationship with the surrounding landscape. The interior displays the style's flowing floor plan and use of partitions, elaborate fireplaces with salt-glazed tiles and extensive millwork executed in quarter-sawn oak including wall paneling and many built-ins.

The Treend Residence is valued as the residence of two significant personalities, Lena Hanen and Harold Hanen. Lena was a businesswoman who expanded her popular women's clothing store, the Betty Shop, into a chain with 40 outlets. Her son, Harold, was a significant architect and urban planner who is best known for his work as a city planner to establish Calgary's Plus-15 network. The house had made an impression on Hanen when it was his boyhood home, and he went on to study architecture under Frank Lloyd Wright, whose work had influenced the style in which the house was built. Harold lived there again briefly with his wife and daughter and later still on his own.

Other notable occupants have included: William R. Treend, a retired rancher who had the house built for himself and his wife Leona, and who served as a shareholder, associate director, and committee member of the Calgary Exhibition and Stampede; Robert M. Spence, a shoe-store owner who also owned ranches and was known nationally as a breeder of fine quality Palominos; Lena's husband, Samuel (Sam) Hanen, a businessman who co-owned the V Bar V Ranch, reportedly one of the largest in Alberta; Lena and Sam's eldest daughter, Zahava "Goldie" Hanan (sometimes spelled Hanen), an author, environmentalist, and ranch owner who fought Esso Resources over pollution from its Quirk Creek gas plant; Ayala Manolson (née Hanen), Lena and Sam's second daughter, a speech-language pathologist who founded the Toronto-based Hanen Centre and the internationally implemented Hanen Early Learning Parent Program; Anne Goresht, Sam's niece, who lived with the family as a teenager and later appeared regularly as "Miss Anne" on the Calgary edition of the American children's television show *Romper Room*; and Marsha Hanen, Harold's first wife, who co-founded the University of Calgary's Faculty of General Studies (eventually becoming its first female dean) and was later an originator of the university's Institute for Gender Research. She was invested in the Order of Canada in 1999.

Though conceived as a dwelling and used almost exclusively for that purpose, the Treend Residence is directly associated with Harold Hanen's professional practice during the late 1980s and early 1990s, when he kept a solo office in the house with an office assistant. Hanen's review work on the Mission and Cliff Bungalow Area Redevelopment Plans likely took place in his Treend Residence office. His assertion that the two districts functioned as one, and his advice that the Cliff Bungalow Community Association should represent Mission as well, contributed to that organization's reconfiguration as the Cliff Bungalow-Mission Community Association in 1990.

The expansive home with extensive landscaping and tall trees is situated on a large corner lot on Royal Avenue and 5 ST SW. It is a landmark in the Cliff Bungalow neighbourhood. Royal Avenue is an entry road into Mount Royal, and the house serves as a transition to that district.

Character-Defining Elements

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

- form, scale and massing as expressed by its low, linear profile and one-storey, rectangular plan with long façade;
- medium-pitched, front-gable roof; deeply overhanging eaves with exposed rafter tails; projecting verges with decorative wooden brackets and cross-braces, verge boards with decorative ends and plain wooden frieze; plain wooden fascia; wooden tongue-and-groove soffits; half-timbering in the main gable; prominent cross-gables; shed-roof over verandah with wooden tongue-and-groove ceiling; three very tall, corbelled brick chimneys;
- solid brick construction with original stucco and red-brick (stretcher bond) cladding; wooden and sandstone trim; sandstone courses; square rough cut sandstone foundation veneer;
- original fenestration pattern on all façades including wooden hung units, fixed-pane units with decorative bevelled glass transoms; brick and sandstone lintels; original front entry doorway with side-light and hardware;
- wide wrap-around verandah; wide stairs to south and east (main) entries; massive square brick porch support pillars; southwest porch extension with stairs;
- interior layout and open floor plan including sun room, partitions and central hallway running length of house;
- interior features such as: bevelled glass, salt-glazed tiles with marble inlay, and original lighting fixtures, and hardware; oak woodwork built-in cabinets, panelling, flooring, window and door trim; wooden kitchen cabinetry, including floor-to-ceiling built-ins and dumbwaiter;
- placement and orientation on property; setbacks on all sides; basement-level garage entry; wrought iron fence; and
- location fronting a residential street with many early twentieth century buildings with deep setbacks and mature shrubs and trees; near historic 4 ST SW streetcar commercial main street.

REGULATED PORTIONS

1.0 East Façade

The following elements are regulated:

- a) Stretcher bond brick cladding; continuous sandstone band; rock-face finish sandstone veneer around porch foundation (Images 1.1-1.3);
- b) Open wrap around porch with wooden tongue-and-groove ceiling; porch beam trimmed with wooden paneling; low brick clad balustrade with sandstone cap; brick clad support pillars with sandstone band and cap; stairway pedestals clad with rock-face finish sandstone and sandstone caps (Images 1.1-1.3);
- c) Fenestration with painted wood windows including two fixed pane units with decorative beveled glass transoms; sandstone window sills; brick masonry soldier lintels; wood storm windows and screen door (Images 1.1-1.5); and
- d) Wood front door flanked by side-lites with decorative beveled glass (Images 1.2, 1.6, 1.7).



(Image 1.1: East façade)

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(Image 1.2: View looking northwest at the open wrap around porch with wooden tongue-and-groove ceiling; continuous sandstone band)



Image 1.3: Detail showing porch beam woodwork, brick posts with sandstone bands and caps; stairway pedestals clad with rock-face finish sandstone and sandstone caps

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Image 1.4: Southernmost fixed pane unit with decorative beveled glass transoms



Image 1.5: Northernmost fixed pane unit with decorative beveled glass transom



Image 1.6: Wood front door flanked by sidelites with decorative beveled glass; wood screen door



Image 1.7: Detail of the decorative beveled glass

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2.0 North Façade

The following elements are regulated:

- a) Stretcher bond brick cladding; continuous sandstone band; foundation finished with rock-face finish sandstone cladding transitioning to decorative scored parging (Images 2.1, 2.2, 4.4); and
- b) Fenestration with painted wood windows including three hopper units with decorative beveled glass; five hung units with decorative beveled glass transoms; sandstone window sills; brick masonry soldier lintels; wood storm windows (Images 2.1-2.6).



(Image 2.1: Oblique view of the north façade, looking southwest)



(Image 2.2: Oblique view of the north façade, looking east)

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Image 2.3: Detail showing two of the three matching hopper windows with decorative beveled glass



Image 2.4: One of the five hung units with decorative beveled glass transoms, positioned on the east side of the gabled extension



Image 2.5: Example of three of the five hung units with decorative beveled glass transoms



Image 2.6: Smallest of the five hung units with decorative beveled glass transoms

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3.0 South Façade

The following elements are regulated:

- a) Stretcher bond brick cladding; continuous sandstone band; rock-face finish sandstone veneer foundation (Images 3.1, 3.2);
- b) Open wrap around porch with with wooden tongue-and-groove ceiling; porch beam trimmed with wooden paneling; low brick clad balustrade with sandstone cap; brick clad support pillars with sandstone band and cap; stairway pedestals clad with rock-face finish sandstone and sandstone caps (Images 3.1, 3.2);
- c) Fenestration with painted wood windows including ten hung units with decorative beveled glass transoms; sandstone window sills; brick masonry soldier lintels; wood storm windows and screen door (Images 3.1-3.8); and
- d) Side entrance wood door with decorative beveled glass glazing, flanked by a window with decorative beveled glass glazing (Images 3.2, 3.7).



(Image 3.1: Oblique view of south façade)



(Image 3.2: View looking northwest at the open wrap around porch with with wooden tongue-and-groove ceiling; continuous sandstone band; side entrance)

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Image 3.3: Most westerly window with decorative beveled glass transom



Image 3.4: Pair of hung units with decorative beveled glass transoms



Image 3.5: Hung unit with decorative beveled glass transom, positioned on the east side of the gabled extension



Image 3.6: Bank of three matching hung units with decorative beveled glass transoms



Image 3.7: Side entrance wood door flanked by a window, both with decorative beveled glass transoms; wood screen door



Image 3.8: One of two matching hung units both with decorative beveled glass transoms

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4.0 West Façade

The following elements are regulated:

- a) Stretcher bond brick cladding; continuous sandstone band; decorative scored parging foundation (Images 4.1, 4.4);
- b) Enclosed porch trimmed with wooden paneling; wooden balustrade; six-lite windows; wood door flanked by side-lites (Images 4.1-4.3);
- c) Fenestration with painted wood windows including four hung units with decorative beveled glass transoms; sandstone window sills; brick masonry soldier lintels; twelve-lite wood window in dormer; wood storm windows and screen door (Images 4.1-4.6); and
- d) Side entrance wood door with decorative beveled glass glazing, flanked by a window with decorative beveled glass glazing (Images 3.2, 3.7).



(Image 4.1: West façade)



(Image 4.2: Enclosed porch trimmed with wooden paneling; wooden balustrade; six-lite windows)

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Image 4.3: Porch entrance trimmed with wooden paneling; wood door flanked by side-lites



Image 4.4: Example of the scored parging



Image 4.5: One of the two most northerly windows with decorative beveled glass transom



Image 4.6: Hung unit with decorative beveled glass transom



Image 4.7: Southernmost hung unit with decorative beveled glass transom



Image 4.8: Twelve-lite wood window in dormer

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5.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) One storey massing and linear profile, rectangular plan with long façades; north and south side extensions (Images 1.1, 1.2, 2.1, 2.2, 3.1, 3.2, 4.1, 4.2);
- b) Medium-pitched, front-gable roof; north and south cross-gables; gable ends finished with rough-cast-stucco and painted wood half-timbering; west dormer (Images 1.1, 1.3, 2.1, 3.1, 4.1, 4.3, 4.4, 5.1, 5.2, 5.3);
- c) Deeply overhanging eaves with exposed rafter tails; projecting verges with decorative wooden brackets and cross-braces, verge boards with decorative ends and plain wooden frieze; plain wooden fascia; wooden tongue-and-groove soffits (Images 1.1, 1.3, 2.1, 3.1, 4.1, 4.3, 4.4, 4.8, 5.1, 5.2, 5.3); and
- d) Three tall corbelled brick chimneys (Images 1.1, 5.1, 5.4).



(Image 5.1: Detail of the north gable end; example of the tongue and groove soffits)



(Image 5.2: Detail of the north gable end; example of the tongue and groove soffits)

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Image 5.3: West dormer with window; porch extension roof with exposed rafter tail ends

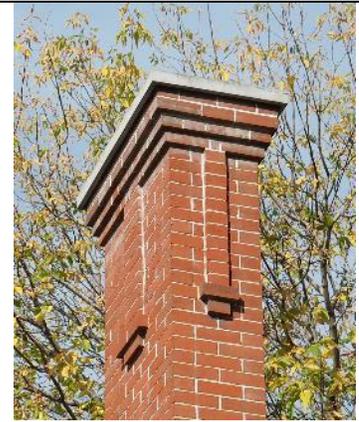


Image 5.4: Detail of decorative chimney corbelling

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

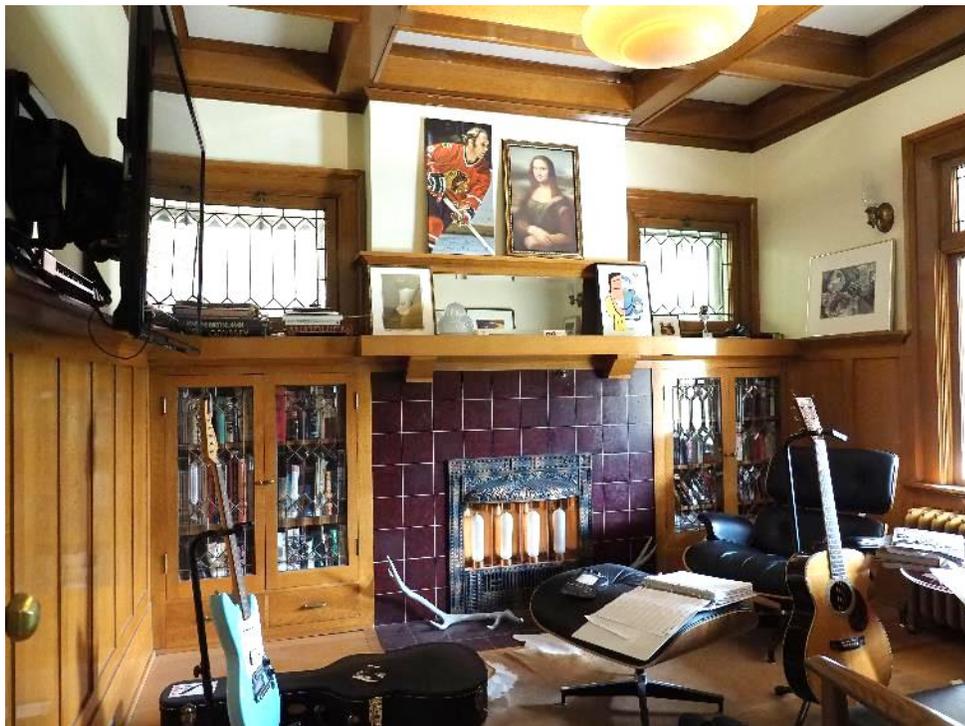
- a) Those extant portions of the original open floor-plan / configuration including sun room, central hallway running length of house (Images 7.1-7.3);
- b) Woodwork including wall paneling, window and door trim, cabinetry, and room partitions; wainscoting through central hallway (Images 7.1-7.6);
- c) Fireplace with salt-glazed tiles and marble inlay (Image 7.7); and
- d) Extant oak flooring throughout (Image 7.2).



(Image 7.1: View into sun room with wood paneling, wood beams; wood room partition and French doors, both with beveled glass)



(Image 7.2: Central hallway with wood wainscoting; example of the wood doors, trim and baseboards; example of the oak flooring)



(Image 7.3: Den with wood paneling and cabinetry with camed glass doors; example of the wood beams)

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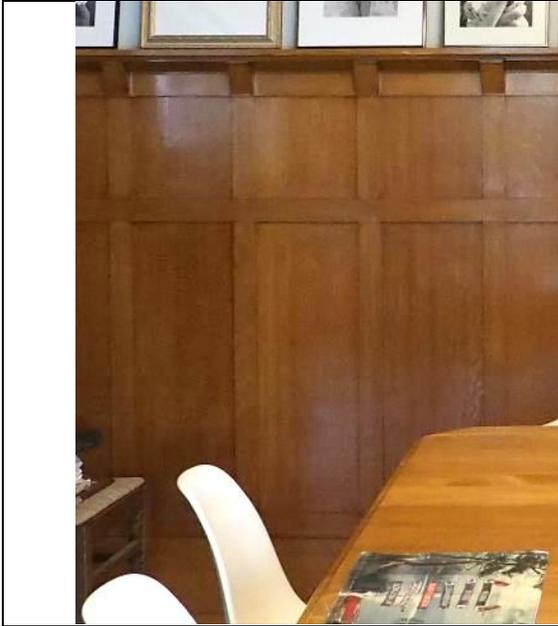


Image 7.4: Example of wood paneling in the dining room and sun room



Image 7.5: Kitchen wood cabinetry



Image 7.6: kitchen wood cabinetry with cameo glass doors



Image 7.7: Living room fireplace with salt glazed tiles and marble inlays

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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