

BYLAW NUMBER 27M2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE
THE WILLIAM J. GRAY 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 real property as a Municipal Historic Resource whose preservation City Council considers to be in the public interest because of its heritage value;

AND WHEREAS the owners of the William J. Gray 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 J. Gray Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “William J. Gray Residence” comprises an Edwardian Gable Front house dating from 1911 and is located at 424 11A ST N.W., legally described as Plan 5609J; Block O; Lot 29 as shown on attached Schedule “A”.
3. The William J. Gray Residence is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the William J. Gray Residence is hereby described in the attached Schedule “B”.
5. The specific elements of the William J. Gray Residence possessing heritage value are hereby known as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are specifically described or identified in the attached Schedule “C”.

PERMITTED REPAIRS AND REHABILITATION

6. a) The Regulated Portions of the William J. Gray Residence, as described or identified in Schedule “C” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than 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 “D”.

b) All portions of the William J. Gray Residence, which are not described or identified as a Regulated Portion in Schedule "C" 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 the other permits required to do such work have been obtained.

COMPENSATION

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

EXECUTION OF DOCUMENTS

8. 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

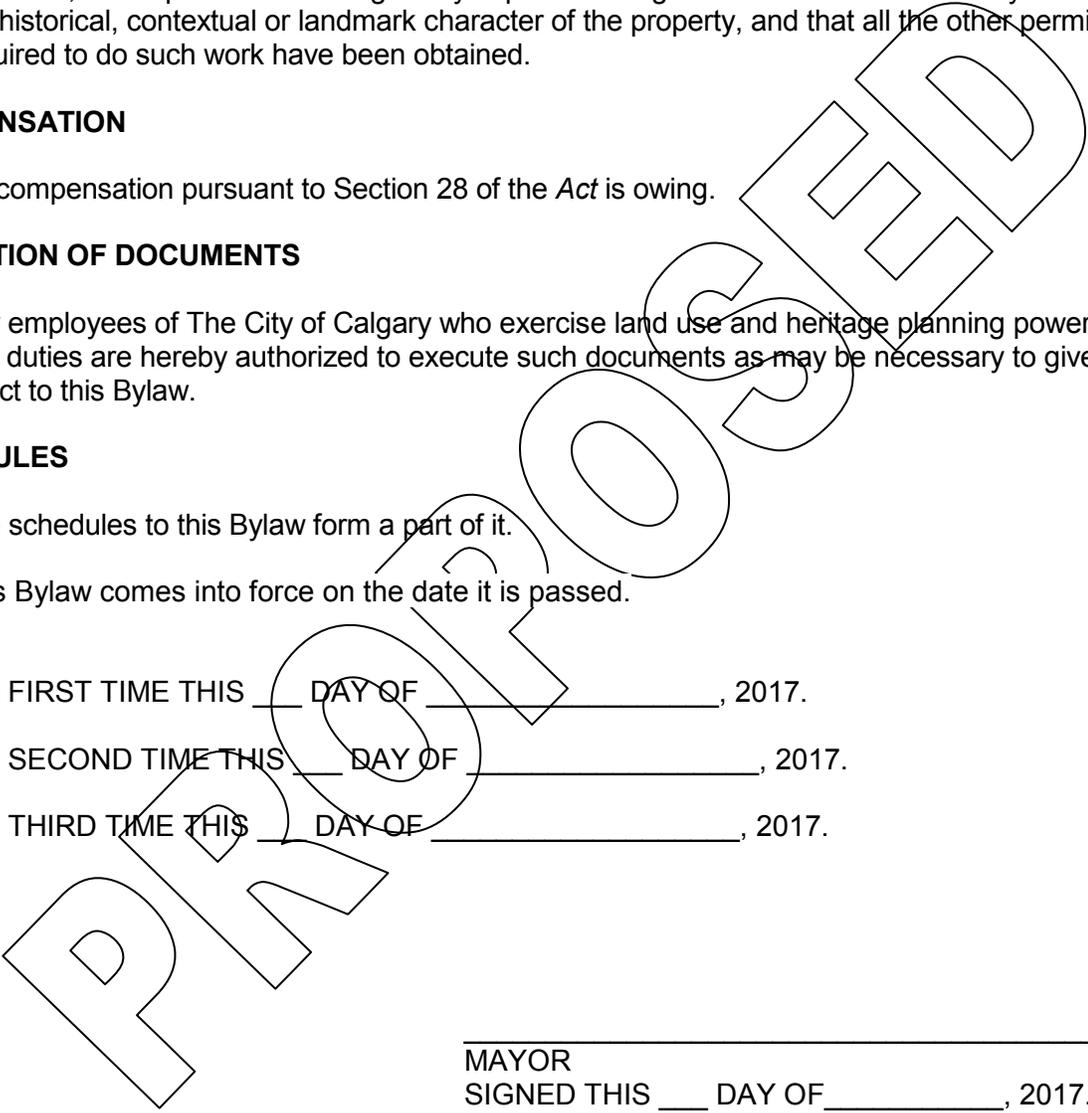
9. The schedules to this Bylaw form a part of it.

10. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.



MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE



424 11A ST NW



PROPOSED

SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Description

Built in 1911, the William J. Gray Residence is a narrow two-storey rectangular dwelling in the Edwardian Front Gable style. It is clad with wood siding and features fish scale shingles on the front-facing gable. The full-width front porch is supported by three classical columns. The residence is located in the historic neighbourhood of Hillhurst and helps preserve the community's century old character.

Heritage Value

The William J. Gray Residence is a good example of the early residential development of Hillhurst, which, along with Bridgeland and Sunnyside, were the first residential communities of Calgary north of the Bow River. The Hillhurst neighbourhood was originally farmland, but in 1904 Ezra H Riley sold Section 21 to the City, anticipating the need for housing as single family dwellings were already well established south of the Bow. Hillhurst experienced significant development over the next decade, enabled by the construction of the original steel Louise Bridge across the Bow River in 1906 and the arrival of streetcar service in 1911.

The building is a simple Edwardian Gable Front dwelling, a prevalent type in Calgary at the time but becoming an increasingly rare example in the area. The house has a high level of historic integrity as it retains its original beveled wood siding, fascia, and soffits. Although the full-width porch has been replaced, it has not been enclosed like other homes in the area (including the identical home next door) and retains its original footprint. The porch and its classical columns, along with the fishscale gable shingles, add to the architectural interest of the house. The interior of the home features original flooring in the upper level, and some doors and mouldings.

Anson Pier, a local contractor, purchased lots 29 and 30 in 1910 and building permits were issued for two frame dwelling residences in 1911. Pier, who resided in the Beltline area, contracted day labour to build the mirror image residences over the summer and by October 1911 had rented out 424 to William J. Gray.

Gray purchased the house and property in 1912. He was the co-owner of the Gray and Erb grocery store with his partner George Erb on the corner of 9th St and 8th Ave SW. Gray was a typical resident of the early Hillhurst community, populated by labourers, tradesmen, and office workers. Gray did not own the house and property for long -- in May 1912 it was sold to Thomas Marke, a building contractor who lived in the Mission area. Gray relocated (simply moving next door) and 424 was then occupied by Edward J. Higgins (1912 -- 1915). Other residents of 424 include Manfred Sawyer, a clerk at United Grain Growers (occupied 1920 -- 1923), Roland Wilbraham, a traffic and office manager at The JH Ashdown Hardware Company (1928 -- approx 1940), and Joseph W. Tinman, originally in real estate but listed as being in "active service" at the end of World War One (1917 -- 1918).

The residence remains valuable to Calgary's heritage inventory today as it continues to reflect the "village feel" of the Hillhurst community. It is representative of the thoughtful updates the people who live in this community have made to their homes over the past few decades and a tangible reminder of Hillhurst's original residential composition until the recent rise of modern infills in the area.

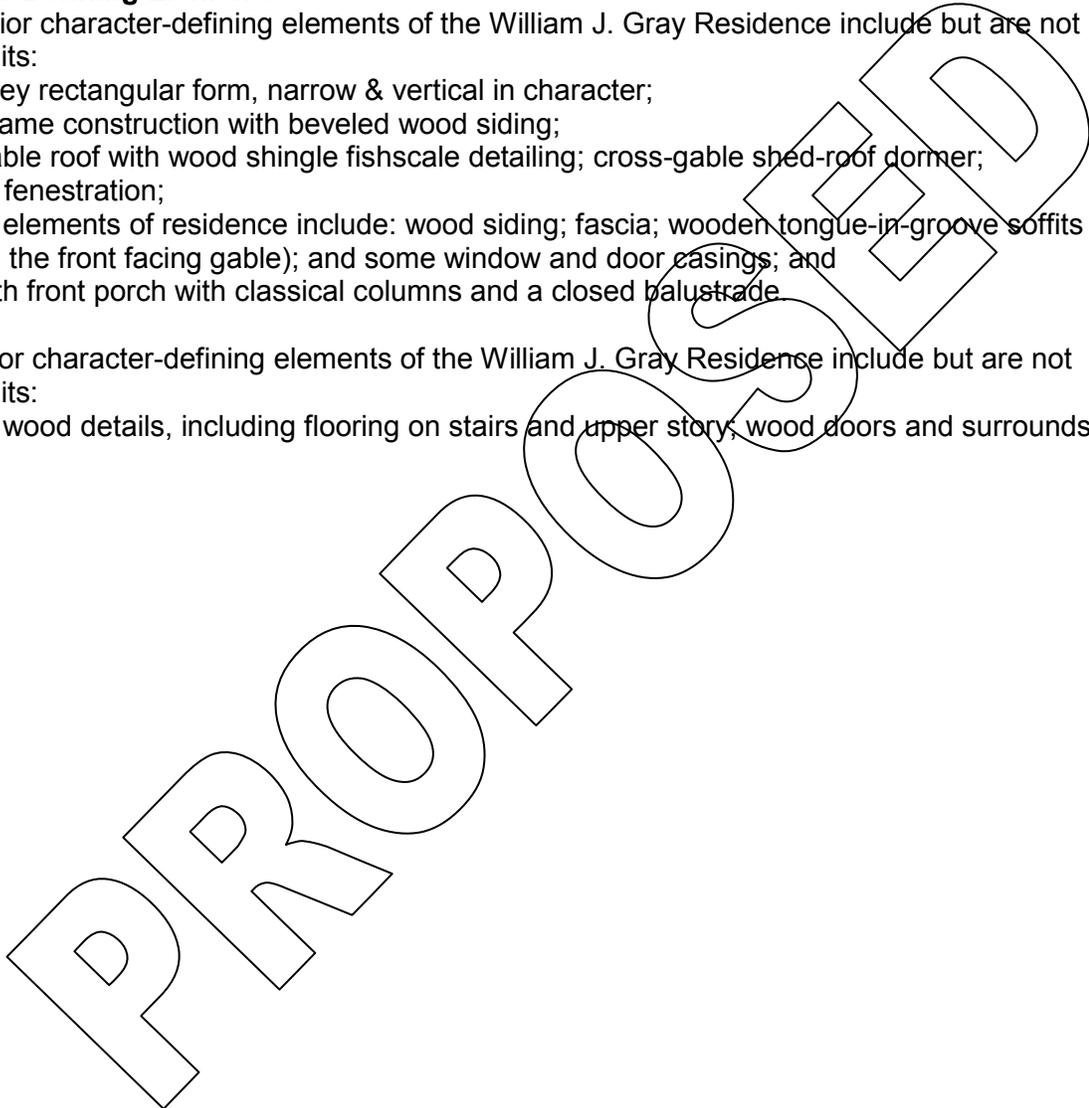
Character-Defining Elements

The exterior character-defining elements of the William J. Gray Residence include but are not limited to its:

- 1 ½ storey rectangular form, narrow & vertical in character;
- Wood-frame construction with beveled wood siding;
- Front gable roof with wood shingle fishscale detailing; cross-gable shed-roof dormer;
- Regular fenestration;
- Original elements of residence include: wood siding; fascia; wooden tongue-in-groove soffits (solely on the front facing gable); and some window and door casings; and
- Full-width front porch with classical columns and a closed balustrade

The interior character-defining elements of the William J. Gray Residence include but are not limited to its:

- Original wood details, including flooring on stairs and upper story, wood doors and surrounds.

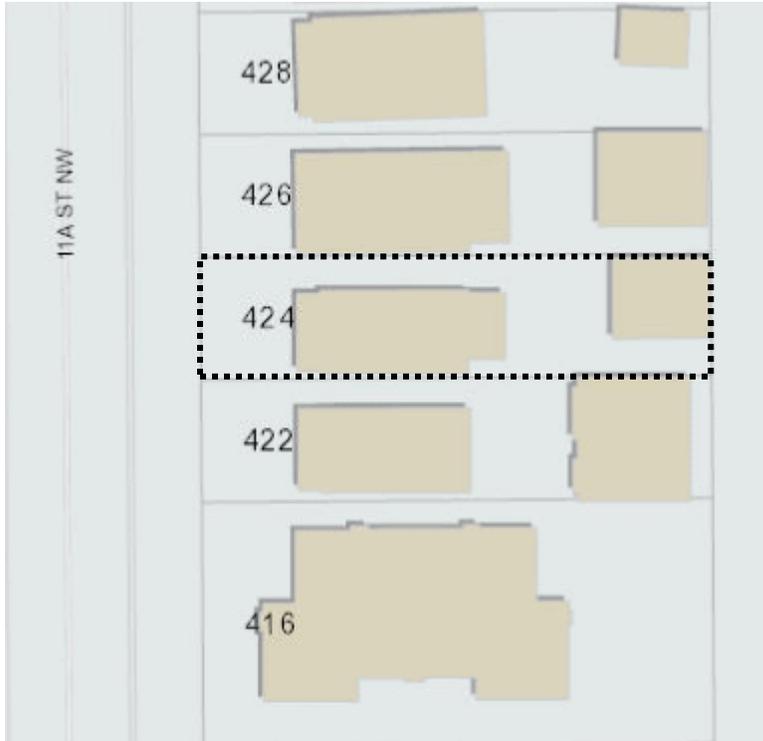


SCHEDULE “C” TO THE BYLAW TO DESIGNATE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 Context, Orientation and Placement

- The placement of the building on the parcel of land as shown in Image #1.1; and
- The 349.8 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character.



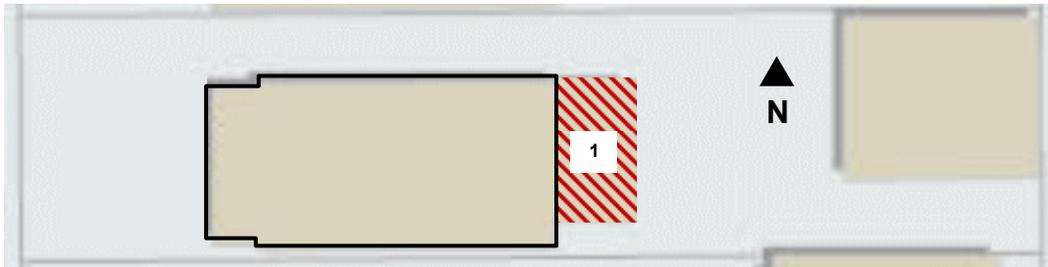
(Image #1.1 – Building orientation and placement on parcel)

PROPOSED

2.0 Exterior

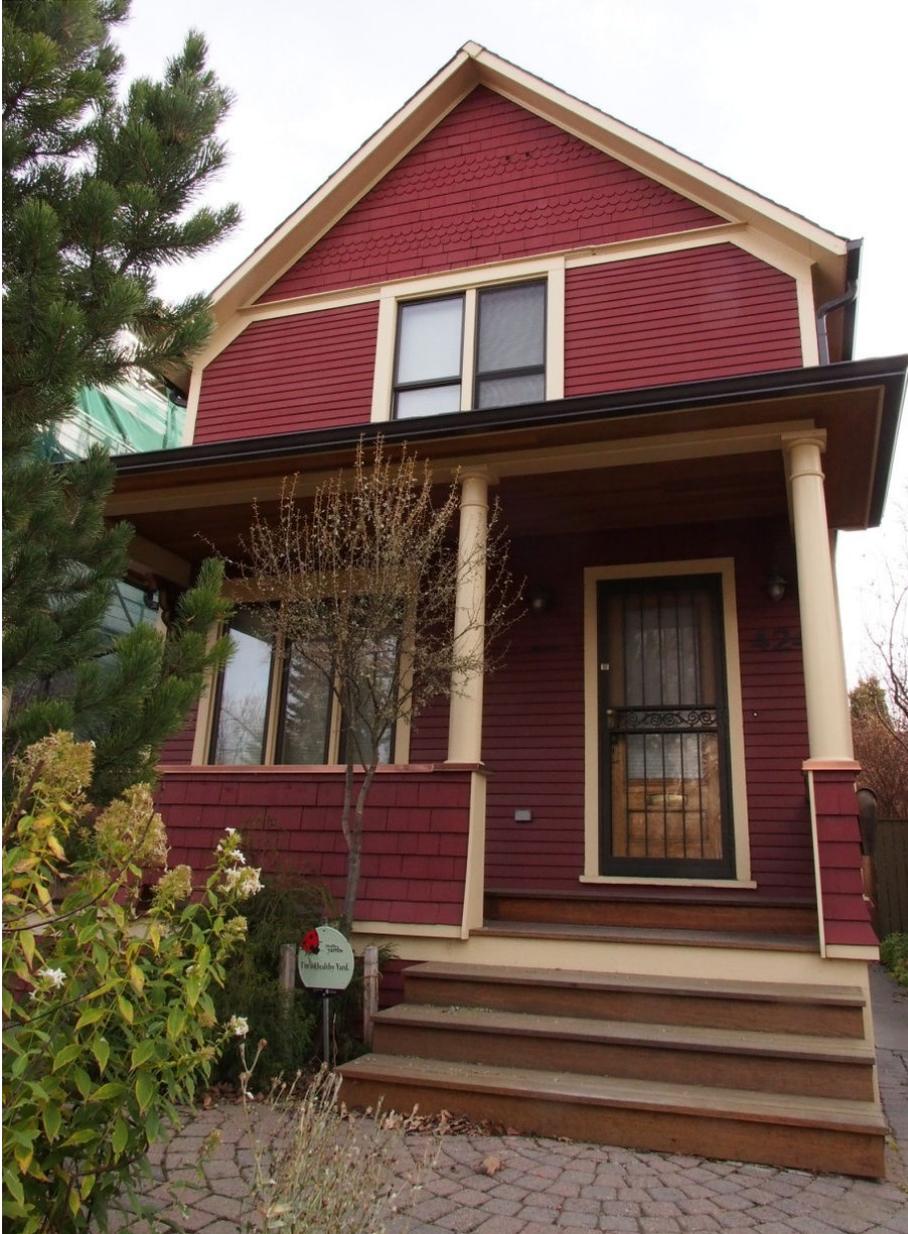
- The one-and-one-half storey form and configuration, with a narrow and vertical character, excluding east first-storey addition¹ (Image #2.1; Images #2.2-2.5);
- The wood frame construction on concrete foundation; wood clapboard siding (Image #2.3); wood shingle siding on porch balustrade; wooden fishscale shingles on front gable (Image #2.6);
- The steeply-pitched front-gable roof; cross-gable shed-roof dormer (Image #2.7); hipped porch roof; projecting eaves with closed soffits (Image #2.2);
- The full-width open front porch; classical style support columns (Image #2.9); solid balustrade (Image #2.10); and
- The fenestration and window openings; wood window and door casings (Images #2.2-2.5; Image #2.8).

¹ First-storey addition constructed 1981, noted as Item 1 in Image #2.1.



(Image #2.1 – Building form of the William J. Gray Residence, alterations noted as cross-hatch).

PROPOSED



(Image #2.2 – West façade of the William J. Gray Residence)

PROPOSED



(Image #2.3 –South façade of the William J. Gray Residence)



(Image #2.4 – East façade of the William J. Gray Residence, with Non-regulated addition)

PROPOSED



(Image #2.5 – North façade of the William J. Gray Residence)



(Image #2.6 – Front gable of the west façade with fish scale detailing)

PROPOSED



(Image #2.7 – Low-pitch shed-roof dormer on north façade)



(Image #2.8 – Example of wood window surround)

PROPOSED



(Image #2.9 – Front porch, showing support posts)



(Image #2.10 – Solid balustrade and shingle cladding of front porch)

PROPOSED

3.0 Interior

- The main staircase between first and second storey, excluding handrail and ascending balustrade, but including second-storey balustrade and newel post (except post cap) (Images #3.1- #3.2);
- The five original interior doors, including hardware; remaining original door surrounds (Image #3.3- #3.4); and
- The original front door and hardware (Image #3.4).



(Image #3.1 – Original staircase between first and second storey)

PROPOSED



(Image #3.2 – Original balustrade and newel post)



(Image #3.3 – Examples of original door surrounds)

PROPOSED



(Image #3.4 – Left: Example of original interior doors (one of five shown); Centre: Detail of interior door hardware; Right: Original front door and hardware)

PROPOSED

SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

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:

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Planning & Development
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