

PROPOSED

PUD2020-0915
ATTACHMENT 3

BYLAW NUMBER 31M2020

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE PARKER 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 owner of the Parker Residence has 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 Parker Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Parker Residence, located at 230 29 Avenue N.W., and the land on which the building is located being legally described as PLAN 3980AM; BLOCK 45; LOT 15 (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.

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

8. This Bylaw comes into force on the day it was 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"



230 29 AV NW



SCHEDULE "B"

Description of the Historic Place

The Parker Residence is a single-storey, wood-frame, modest Edwardian Cottage-style house built circa 1913. It features a hipped roof with bell-cast (curved) eaves, a half-width front porch, and minimal ornamentation. The house is located on a residential street in the Tuxedo Park community.

Heritage Value of the Historic Place

The Parker Residence symbolizes early development in Tuxedo Park, and it is one of the oldest existing houses in the community.

Located within a vast area annexed to Calgary in 1911, Tuxedo Park was one of many new subdivisions developed during the city's pre-First World War boom. Street railway connections made it possible for working class families to live in affordable outlying subdivisions, and developers offered concessions to The City in exchange for streetcar lines. The Canadian Estates Co. Ltd., which subdivided and promoted Tuxedo Park, was the first of two real estate concerns that secured street railway lines to their developments in exchange for concessions to The City. Joseph Ruse, the company's president and manager, was a brother-in-law of Calgary Municipal Railway Superintendent Thomas H. McCauley. Ruse's firm secured a street railway line by agreeing to build the line itself as well as the extension to the waterworks system and by providing a park that served as the streetcar line's terminus. Streetcar service to Tuxedo Park commenced in September 1911. The park included gardens and a bandstand. As of fall 1911, there were no residents, but a year later there were 300 families (about 1,000 people) living there, mainly in single-family residences, along with a two-room cottage school, post office, churches, and shops.

This house was built circa 1913 just two blocks from the streetcar terminus, which was located at Centre 1 ST NE between 29 AV and 30 AV. Available sources do not reveal whether the house was built by a developer or for its original owner-occupants, bricklayer Richard A. Parker and his wife, Lavinia. The modest Parker Residence is representative of both the working-class circumstances of its original owner-residents and of Tuxedo Park's early development.

The Parker Residence is a rare extant example of an Edwardian Cottage-style residence in the community, and it was most likely constructed from pattern book plans. Apart from its modified stucco exterior finish, the house retains a high level of integrity, featuring a rectangular plan, hipped roof with bell-cast (curved) eaves and front porch.

Character-Defining Elements

The exterior character-defining elements of the Parker Residence include, but are not limited to its:

- single-storey rectangular plan; front verandah; rear bay; hipped roof with bell-cast (curved) eaves;
- wood-frame construction; and
- original fenestration on all façades (openings and window frames);

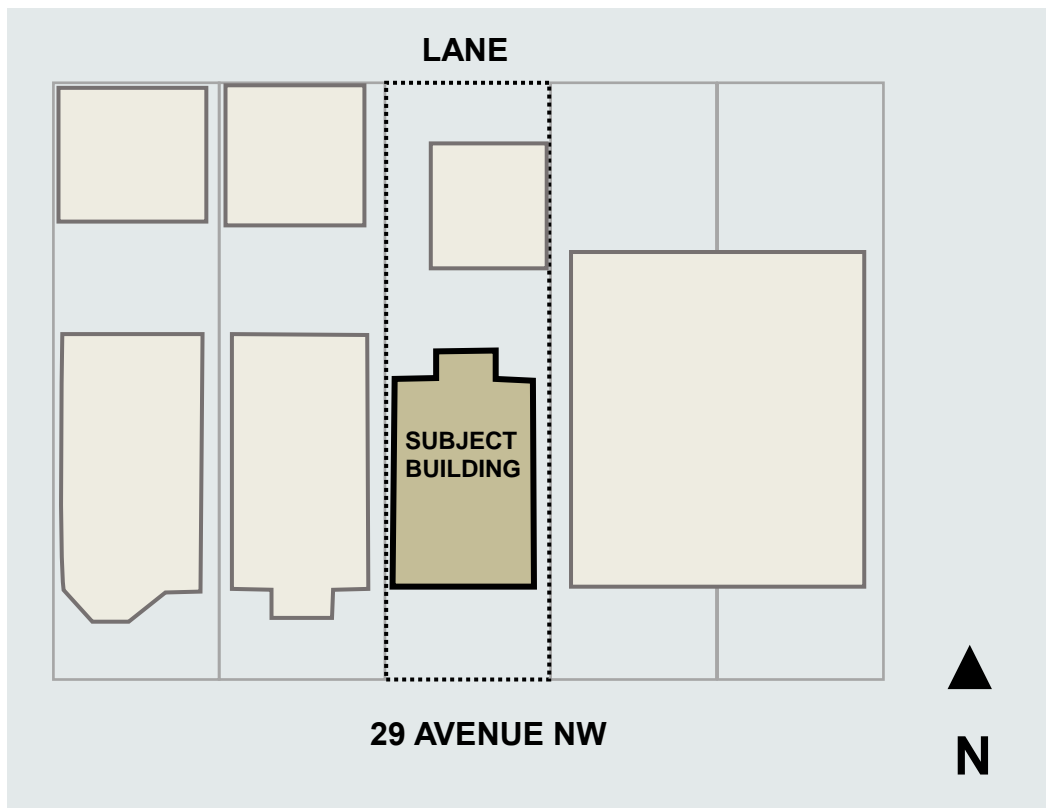
The interior character-defining elements of the Parker Residence include, but are not limited to its:

- Original fir woodwork interior details, including baseboards, doors and door casings, window casing, and built-in cabinetry in the bathroom.

REGULATED PORTIONS

1.0 Context, Orientation and Placement

- a) The placement of the building on the parcel of land as indicated in Figure 1.0; and
- b) The 278.4 square meters of land which comprises the entire parcel.



(Figure 1.0: Orientation and placement of the Parker Residence on the property; rear garage not regulated)

2.0 Exterior

The following elements are regulated:

- a) The single-storey, rectangular plan and rear bay (Images 2.1 – 2.6);
- b) The fenestration (openings and frames only) on all façades (Images 2.1 - 2.7);
- c) The hipped roof with bell-cast (curved) eaves (at roof corners) (Images 2.2, 2.4, and 2.8);
and
- d) The half-width front porch (verandah) with minimal ornamentation (Images 2.1, 2.2 and 2.6).

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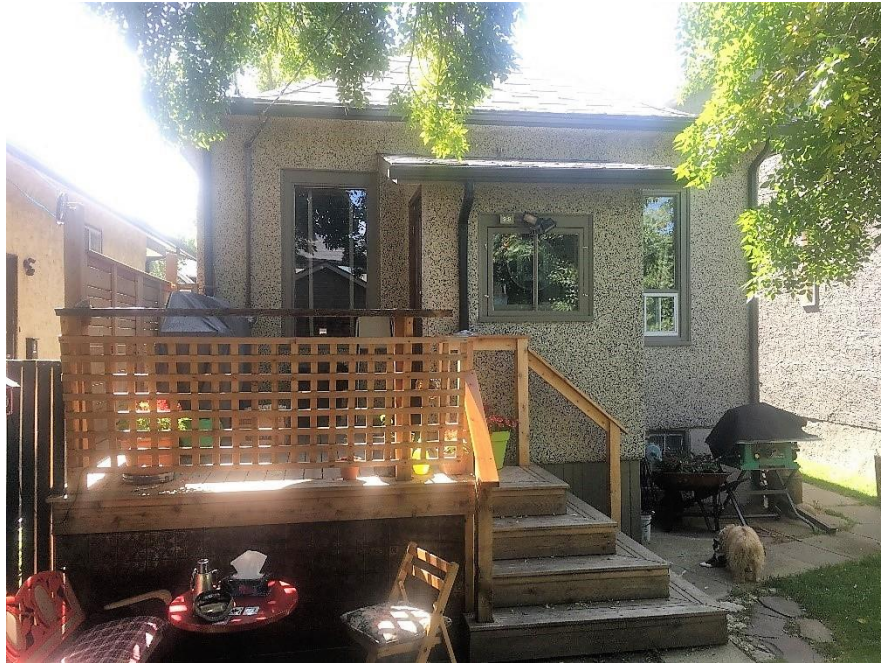


(Image 2.1: South façade)



(Image 2.2: Historic image of south façade, circa 1969-72, Copyright Eileen Simpkins)

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(Image 2.3: North façade including rear bay and fenestration)



(Image 2.4: Historic image of north façade, circa 1969-72, Copyright Eileen Simpkins)

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(Image 2.5: Oblique view of west façade including fenestration)



(Image 2.6: Oblique of east façade including fenestration)

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(Image 2.7 – Example of typical fenestration frame)



(Image 2.8: Detail of southeast corner of bell-cast (curved) roof)

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3.0 Interior

The following elements are regulated:

- a) Original fir woodwork interior details, including baseboards, doors and door casings and window casings (Images 3.1 - 3.3), and the large, upper and lower built-in, corner cabinetry in the bathroom (Image 3.4).



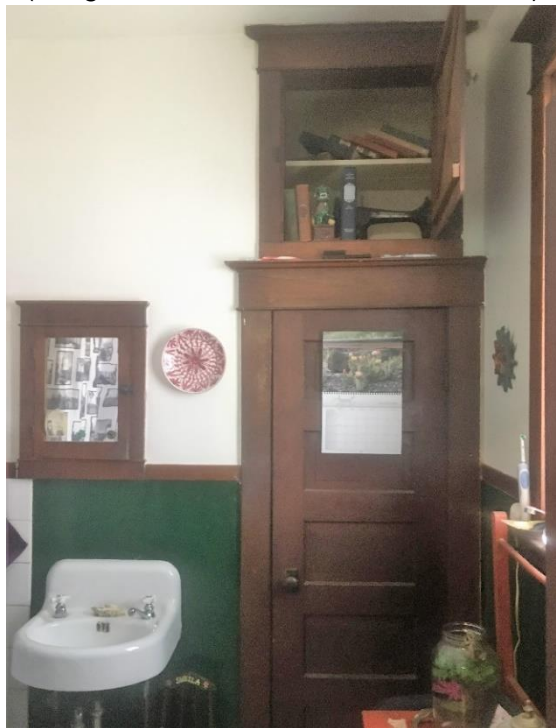
(Image 3.1: Example of baseboard)



(Image 3.2: Example of typical 5 panel door and door casing in the hallway)



(Image 3.3: Window frame in bathroom)



(Image 3.4: Large upper and lower, built-in, corner cabinetry in the bathroom)

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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

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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