

BYLAW NUMBER 16M2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE DAFOE TERRACE
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 Dafoe Terrace 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 Dafoe Terrace as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “Dafoe Terrace” comprises a Georgian Revival-style building dating from 1910 and is located at 1204 – 3 Street SE legally described as Plan C; Block 91; Lots 1 and 2 as shown on attached Schedule “A”.
3. The Dafoe Terrace is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Dafoe Terrace is hereby described in the attached Schedule “B”.
5. The specific elements of the Dafoe Terrace 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 Dafoe Terrace, 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 Dafoe Terrace, 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 the heritage 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.

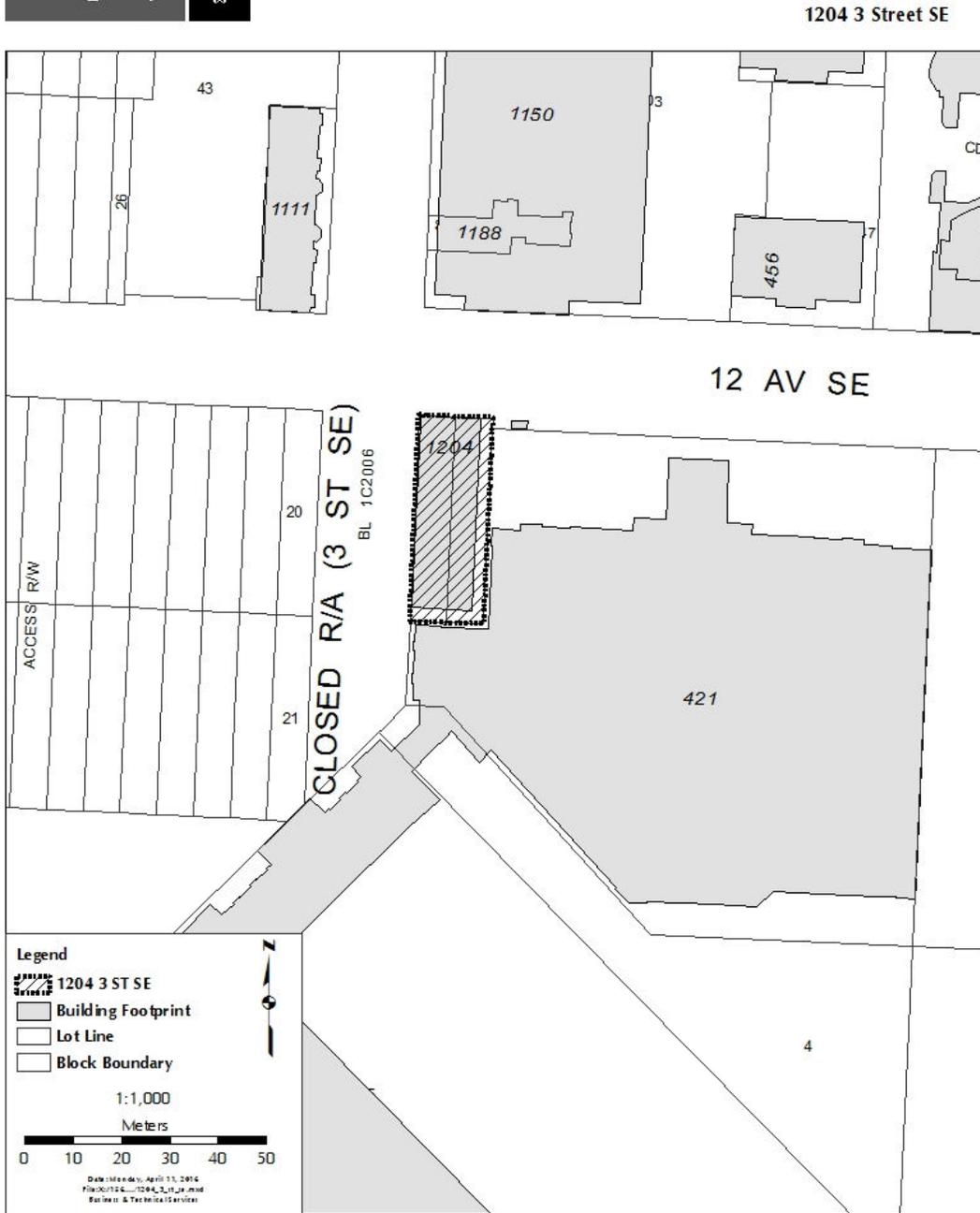
READ A SECOND TIME THIS ___ DAY OF _____, 2017.

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 DAFOE TERRACE AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE “B” TO THE BYLAW TO DESIGNATE DAFOE TERRACE AS A MUNICIPAL HISTORIC RESOURCE

Description

The 1910 Dafoe Terrace is a two-and-one-half-storey, woodframe Georgian Revival Style residential terrace apartment with red-brick cladding. It has a wood-shingled hip roof with dormer windows. The front façade features sandstone quoins, sills and belt course, as well as three prominent grey-brick door surrounds with arched openings and sandstone keystones. The building is located along the busy 12th Avenue traffic corridor in the east part of Beltline formerly known as Victoria Park, one of Calgary’s earliest inner city communities. The terrace is situated on the northern edge of the Stampede grounds, across from the 1906 Fairey Terrace, the 1919 Victoria Bungalow School and the 1912 Victoria School extension.

Heritage Value

As a 1910 apartment built for professionals, and a landmark in the community, Dafoe Terrace is symbolic of early Victoria Park, which developed with a rich variety of building types serving a range of land uses and social classes. Its early development was influenced by the Canadian Pacific Railway (CPR) having registered the subdivision in 1888, the north, south and transcontinental lines had rail yards along Victoria Park’s northern boundary; and they established Calgary as a regional distribution centre by 1892, enabling a warehouse district to develop along the CPR right of way, including 10th, 11th and 12th Avenues in the community. In turn, a range of residences from cottages to upscale apartments developed in the area to serve workers and professionals in the warehouses, rail yards and downtown. Victoria Park had the first General Hospital in 1895 and was part of the city’s first streetcar system in 1909; the community’s name was adopted from the federal exhibition grounds immediately south of Dafoe Terrace.

Brothers John and Alexander Dafoe were the terrace’s developers and first owners. Ontario-born John C. Dafoe (1864-1926) was a pioneer Gleichen rancher and farmer who first came west at age 18, and settled in Alberta by the end of the 19th century. In 1910, he moved to Calgary, and the brothers acquired two long narrow lots close to the streetcar line and exhibition grounds. The location was a natural choice, Alexander being the manager of the exhibition grounds and John having overseen the establishment of Gleichen’s exhibition grounds as the long-time president of their agricultural association. John formed the Union Trading Company and Kenney (Edward) & Dafoe livestock brokerages.

The building is a high quality example of the Georgian Revival Style. Prominent features of the style reflected in the terrace are its sandstone quoins, decorated entryways with grey-brick door surrounds, and sandstone keystones; the doorway assemblies were originally detailed with fanlights and wood-paneled reveals. Other Georgian detailing includes the symmetrical façade, sandstone belt course and hipped roofline. Contractors Sheffield & Peterson built the \$16,000 terrace cladding it with brick from the local Tregillus brick works. Each spacious unit had 10-rooms and was likely intended for well-to-do occupants, although tenants of more modest means actually took up residence here.

The six-unit terrace apartment has design value as a well-preserved and very rare early example of this housing form in Calgary. At the time of its construction, terraces (called *row houses* in North America) represented 87 per cent of British houses, and had been built in Canada since Colonial times. While popular in Ontario, they were controversial in Alberta and rarely built before the 1970s. Their shared party walls reduced land and building costs, but also reduced light, ventilation and privacy. In 1912 Calgary’s head of buildings, H.A. Sylvester,

advised the elimination or restriction of any type of apartments, calling them 'municipal parasites' and citing concerns with legislative control, sanitation and tax revenues. As a result, early Calgary terraces are rare.

In 1942 the apartments were sold to Polish immigrant Bella Singer (nee Switzer) who settled in Calgary in 1910 and operated a number of boarding houses. She devoted herself to bringing over the rest of the Switzer family, with over two hundred coming to Calgary in the 1920s. From 1945-60 the owners were Rabbi Simon Smolensky, an important spiritual leader of Calgary's Jewish community, and wife Jennie, and from 1961-75 their daughter Esther Gordon. During the same period, Simon's sons owned Fairey Terrace, and the units for both buildings were divided into progressively smaller suites. Under the current long-time owner since 1978, the building has been adapted for commercial use. It was recognized as a Provincial Historic Resource in 1987, and underwent restoration and rehabilitation in the late 1990s.

Character-Defining Elements

Key elements that define the heritage character of the Dafoe Terrace include its:

- form, scale and massing as expressed by its two-and-one-half-storey, rectangular plan with long façade;
- six-unit residential terrace (row) house form;
- hipped roof with wooden shingles, deep overhanging eaves and wooden tongue-and-groove soffits; fire-walls projecting above roofline; cross gable centred on front façade flanked by symmetrical wooden gable dormers with boxed, returned eaves and wooden soffits; wooden gable dormers centred on end facades with wooden soffits (boxed, returned eaves on south dormer);
- wood-frame construction with masonry fire walls; cladding in red brick in stretcher bond pattern on all walls, original brick on main elevations; original grey-brick door surrounds; sandstone trim; stone (parged and rusticated) foundation;
- additional Georgian Revival Style details including symmetrical façade with projecting layer of brick above central entry and below centre gable, red-brick cladding with sandstone trim, four main entries with grey-brick door surrounds with decorative brickwork, arched openings and sandstone keystones, sandstone belt course between main and second storey, and corner quoins; wooden-shingled hip roofline with overhanging eaves;
- original fenestration pattern on all façades; original flat and segmental-arched window openings in single and triple assemblies; tall double-hung wooden window sashes; radiating brick lintels and sandstone lug sills; wooden doors with fanlight transom;
- location on front property line without setback; and
- location across from Victoria School and Fairey Terrace, and close to warehouse district; relation to Stampede (former Victoria Park) exhibition grounds.

SCHEDULE “C” TO THE BYLAW TO DESIGNATE DAFOE TERRACE AS A MUNICIPAL HISTORIC RESOURCE

(REGULATED PORTIONS – FURTHER DETAIL)

1.0 Form, Scale and Massing

The building’s two-storey plus attic, rectangular, and symmetrical form (Photos 2.2, 3.1, 4.2, 5.2).

2.0 West Façade

- a) Red-brick-clad walls of the façade (Photos 2.1, 2.2, 2.3);
- b) three doorways with gray-brick doorway surrounds (Photos 2.1, 2.2, 2.3);
- c) sandstone quoins of the building corners and belt course dividing the first and second storeys (Photos 2.1, 2.2, 2.3);
- d) window openings and the symmetrical fenestration (Photos 2.1, 2.2, 2.3); and
- e) rusticated, parged foundation (Photos 2.1, 2.2, 2.3).



Photo 2.1: Historic view of West Façade, ca 1960 – Glenbow Archives NA-4651-7

PROPOSED



Photo 2.2: West Façade, oblique view from the south west



Photo 2.3: West Façade, oblique view from the north west

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3.0 South Façade

- a) Red-brick-clad walls of the façade (Photos 2.1, 3.1);
- b) sandstone quoins of the west building corner (Photos 2.1, 3.1);
- c) window openings (Photos 2.1, 3.1); and
- d) rusticated, parged foundation (Photos 2.1, 3.1).



Photo 3.1: South Façade

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4.0 East Façade

- a) Red-brick-clad walls (replaced brick) of the façade (Photos 4.2, 4.3, 4.4);
- b) sandstone quoins of the north building corner (Photos 4.2, 4.4); and
- c) historical window and door openings and fenestration (Photos 4.1, 4.2).



Photo 4.1: East Façade – 2002 view showing the rear of the building prior to the most recent major rehabilitation and a more historical arrangement of the window and door openings



Photo 4.2: East Façade drawing, 2002, showing existing configuration – courtesy Stavro Melathopoulos Architect Ltd

PROPOSED

6.0 Roof and Roof Detail

- a) The hipped roof with a front-facing central cross gable (Photo 2.2);
 - b) the West Façade’s three symmetrically placed dormers; the boxed cornice returns and gable roofs of the West Façade’s north and south gables (Photos 2.1, 2.2)
 - c) the South Façade’s gable-roof dormer with boxed cornice returns (Photos 2.1, 3.1)
 - d) the placement of the East Façade’s south and north dormers (Photo 4.2);
 - e) the North Façade’s gable roof dormer (Photos 5.1,5.2);
 - f) the wooden-tongue-and-groove soffits of the roofline cornice and gable cornices (Photo 6.1); and
 - g) the upper portion of each dividing wall which rises above the roofline (Photos 2.2, 4.2).
- Note – elements of the roof and dormers have experienced significant alterations.



Photo 6.1: an example of the wooden tongue-and-groove soffits and cornices

7. 0 Lands and Context

The building’s original location and placement on the property. (Schedule “A”)

PROPOSED

SCHEDULE “D” TO THE BYLAW TO DESIGNATE DAFOE TERRACE 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 from:

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, #8073
Calgary, Alberta, T2R 2M5

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