

PROPOSED

PUD2020-1261
ATTACHMENT 2

BYLAW NUMBER 50M2020

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE GRANT (JONES) 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 Grant (Jones) 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 Grant (Jones) Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Grant (Jones) Residence, located at 740 35 ST NW, and the land on which the building is located being legally described as PLAN 8321AF BLOCK 49 LOTS 39 AND 40, 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,

PROPOSED

BYLAW NUMBER 50M2020

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 _____

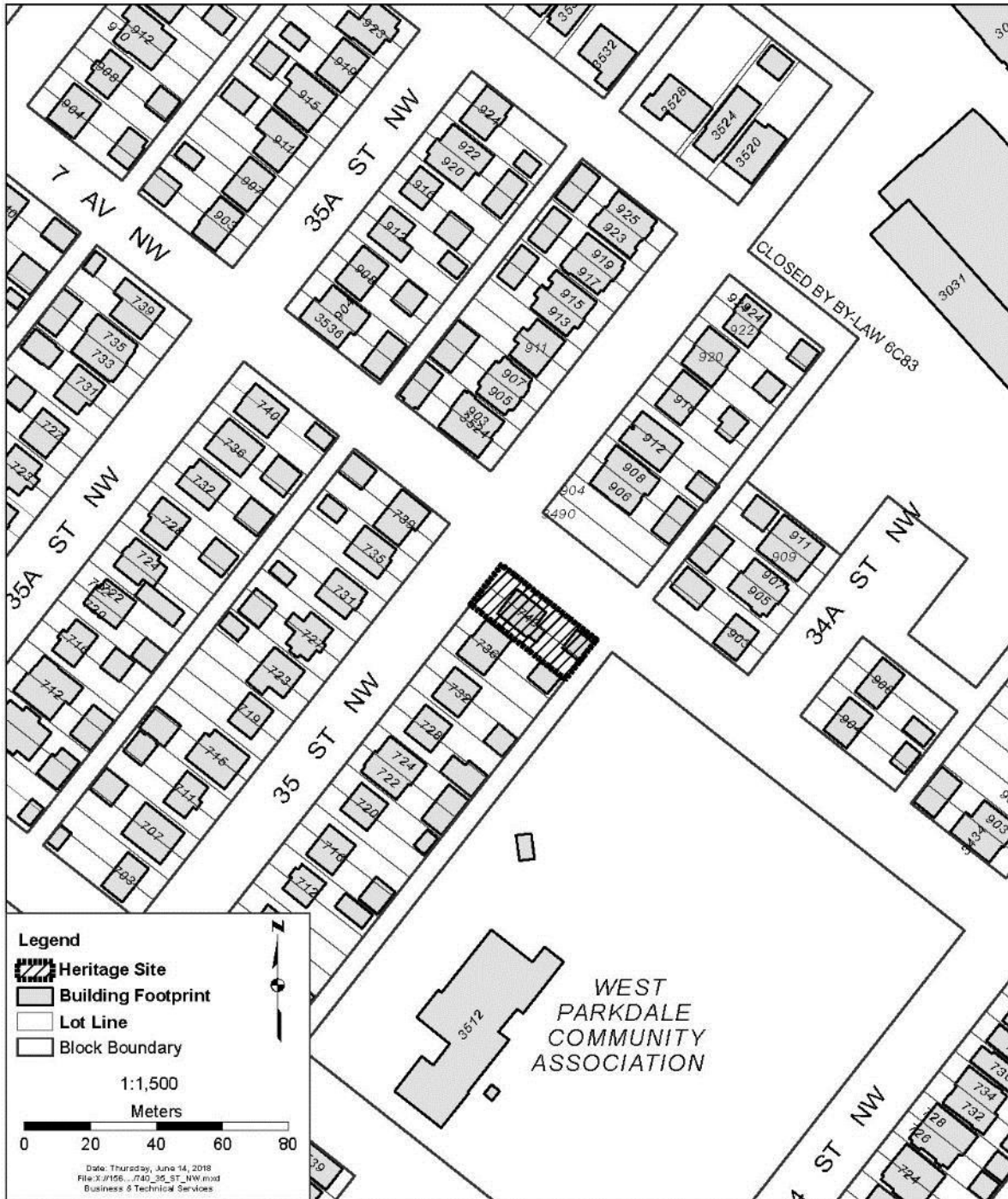
PROPOSED

BYLAW NUMBER 50M2020

SCHEDULE "A"



740 35 ST NW



PROPOSED

BYLAW NUMBER 50M2020

SCHEDULE "B"

Description

The Grant (Jones) Residence is a wood-frame one-and-one-half-storey Craftsman style bungalow built in 1913 by W. Hope Grant. It is located on two lots in the area originally known as the Parkdale Addition (now Parkdale). The home was built during the city's boom years (1906-13) just as the land was being annexed to accommodate the need for more housing.

Heritage Value

The residence was built by W. Hope Grant, an Irish immigrant and one of the early homesteaders on the then outskirts of the city. By 1910-11 with the need for housing to accommodate newly arrived residents, the land was annexed by the City of Calgary. The suburban development was originally known as the Parkdale Addition (west of 28 ST NW), envisioned by the real estate developer Scott and Hartront Ltd. along with partner Alfred S. McKay. Due in part to the city's real estate boom, as well as the expansion of the streetcar line in 1911 into Parkdale, the area continued to flourish up until the onset of the First World War. It wasn't until the late 1940s that development was reignited in the community and the city at large.

At the time of the home's construction in 1913, Mr. Grant worked as a steamfitter and Vice President of the family owned company Grant Brothers Ltd. general contractors. The home has symbolic value as it is one of the first homes built in this area, and one of a very few still remaining. At the time of the home's construction in 1913, Henderson's Directories lists the home as the only one on the street (then 37 ST NW) and notes the owner Mr. Grant's phone number as a rural phone. It is symbolic of the community's early settlement. Members of the Grant family continued to live in the Parkdale area, at one point renting and then owning a distinct Art & Crafts style residence at 140 37 ST NW (extant), a home also associated with Alfred S. McKay and Parkdale's early development.

The Grant (Jones) Residence is an example of a Craftsman style bungalow, which is reflected in design elements such as the dominant full width covered front verandah supported by square columns, with the original sweeping curved cut out. It has a double gabled roof with extended eaves and exposed rafter ends, and a (now enclosed) upper balcony. The distinctive curved cut out of the front verandah is repeated on the side of the house adding to its decorative quality. There are a variety of wooden framed one over one windows throughout the house, some of which have the original glass panes.

A community heritage advocate, Elizabeth Ann Jones who lived in the home from 1972 to 2018 has researched and kept documents pertaining to the history of the house and has helped promote the importance of the history of Parkdale and the value of its original houses.

Character Defining Elements

- Rectangular, one-and-one-half story wood-framed bungalow form;
- Side-gabled roof with with shed roof extensions on the south and north; extended wood eaves, exposed wood rafter ends, and (now enclosed) upper storey balcony;
- Front façade dominated by a full-width covered porch; square columns support; with a distinctive sweeping curved opening;
- Fenestration including original one-over-one wood framed windows (some with original glass); and
- Situation on a corner lot.

PROPOSED

BYLAW NUMBER 50M2020

REGULATED PORTIONS

1.0 Land

The Land is regulated as follows:

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

2.0 Exterior

- a) One and one-half story massing; rectangular plan; wood cladding (Images 2.5-2.8);
- b) Side-gabled roof with with shed roof extensions; wood eaves with exposed wood rafter tails with squared ends (shed roof extensions) or beveled ends (gabled roof); plain wood fascia; wood tongue-and-groove soffits (Images 2.3, 2.5-2.9);
- c) Full-width covered porch with curved openings; upper storey balcony (Images 2.1-2.3, 2.5, 2.6, 2.8, 2.10); and
- d) Original extant fenestration with wood single hung windows including: 1-over-1 single, double, and triple assembly windows (Images 2.1-2.8, 2.11-2.13).

Note: Main floor façade on southeast façade is not regulated below the gabled roof line eaves (Image 2.7). A return to original configuration/appearance would not be precluded where documentation of original configuration exists (Images 2.1-2.4, 3.9 and 3.10).



Images 2.1 and 2.2: Historic images showing wood shingle cladding; front porch with freestanding porch pedestals and solid ballustrade with arched drainage opening with keystone decoration

PROPOSED

BYLAW NUMBER 50M2020

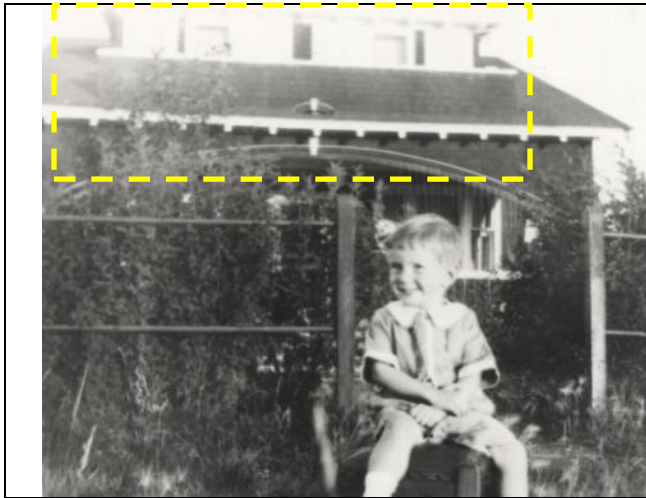


Image 2.3: Historic image c1928 showing upper balcony open and uncovered; solid balustrade with arched drainage opening with keystone decoration; mirrored fenestration consisting of four 1-over-1 windows and two doors



Image 2.4: Historic image showing rear entry.



(Image 2.5: Northwest façade showing six original wood windows composed into two triple assemblies on the main floor; sweeping curved opening on porch)

PROPOSED

BYLAW NUMBER 50M2020



(Image 2.6: Northeast façade showing six 1-over-1 wood windows, three of which are in a triple assembly and two in a double assembly; curved opening on side of porch)



(Image 2.7: Southeast façade showing shed roof extension with six original 1-over-1 wood windows, four of which are in double assemblies. Note: Main floor façade on southeast façade is not regulated below the gabled roof line eaves)

PROPOSED

BYLAW NUMBER 50M2020



(Image 2.8: Southwest façade showing a double assembly of 1-over-1 wood windows; single fixed window; curved opening on side of porch)



(Image 2.9: detail of typical wood eaves with exposed wood rafter tails with squared (shed roof extensions) or beveled ends (gabled roof); plain wood fascia; wood tongue-and-groove soffits)

PROPOSED

BYLAW NUMBER 50M2020



Image 2.10: Example showing curved opening on sides of front porch



Image 2.11: Example of a single 1-over-1 wood single hung window



Image 2.12: Example of a 1-over-1 wood single hung windows in double assembly



Image 2.13: Example of a 1-over-1 wood single hung windows in triple assembly

PROPOSED

BYLAW NUMBER 50M2020

3.0 Interior

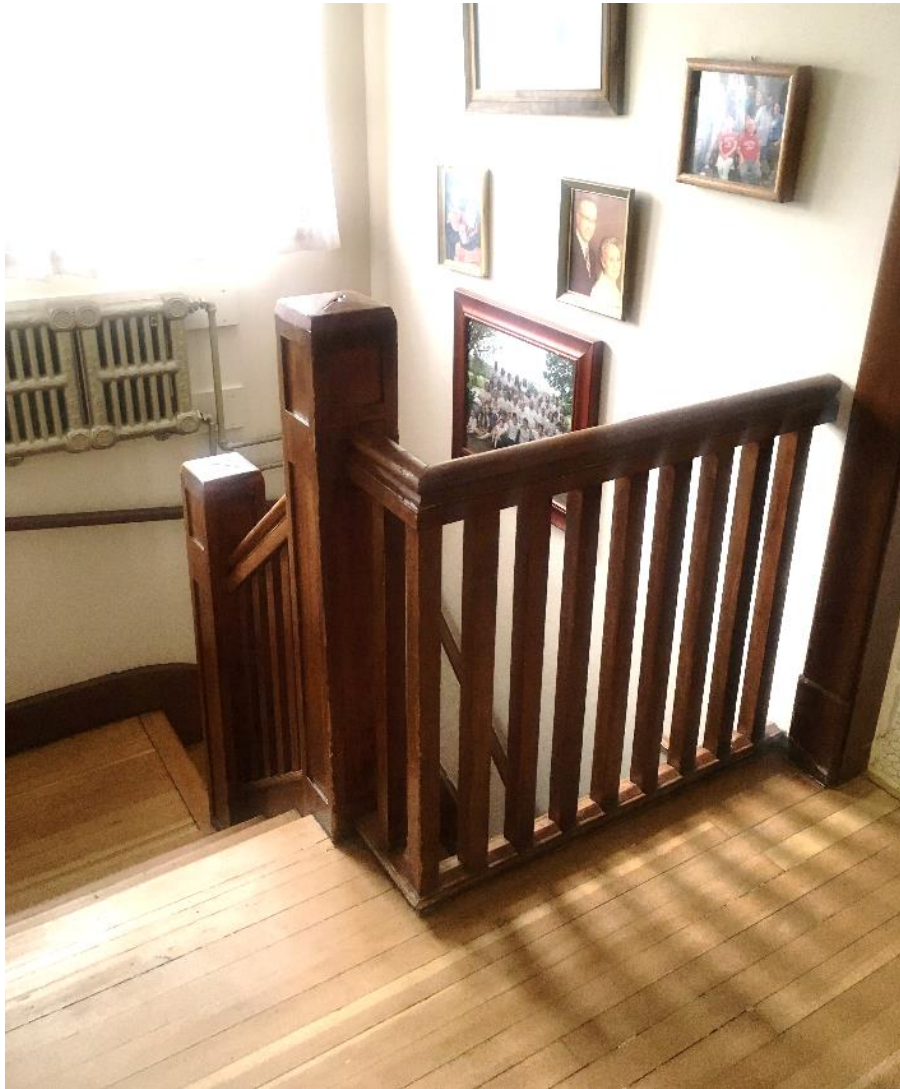
- a) Those extant portions of the original floor-plan / configuration including main floor entry, hallway and staircase (Images 3.1-3.3);
- b) Extant original woodwork including staircase balustrade; paneled square newel posts and wall; windows and doors trim; baseboards; interior paneled doors (Images 3.1-3.6);
- c) Extant original wood flooring throughout (Images 3.1-3.3., 3.7 and 3.8); and
- d) Extant in-situ cast iron radiators (Images 3.3, 3.4 and 3.8).



(Images 3.1 and 3.2: staircase with wood balustrade; paneled square newel posts and wall)

PROPOSED

BYLAW NUMBER 50M2020



(Image 3.3: upper level staircase with wood balustrade; paneled square newel posts)

PROPOSED

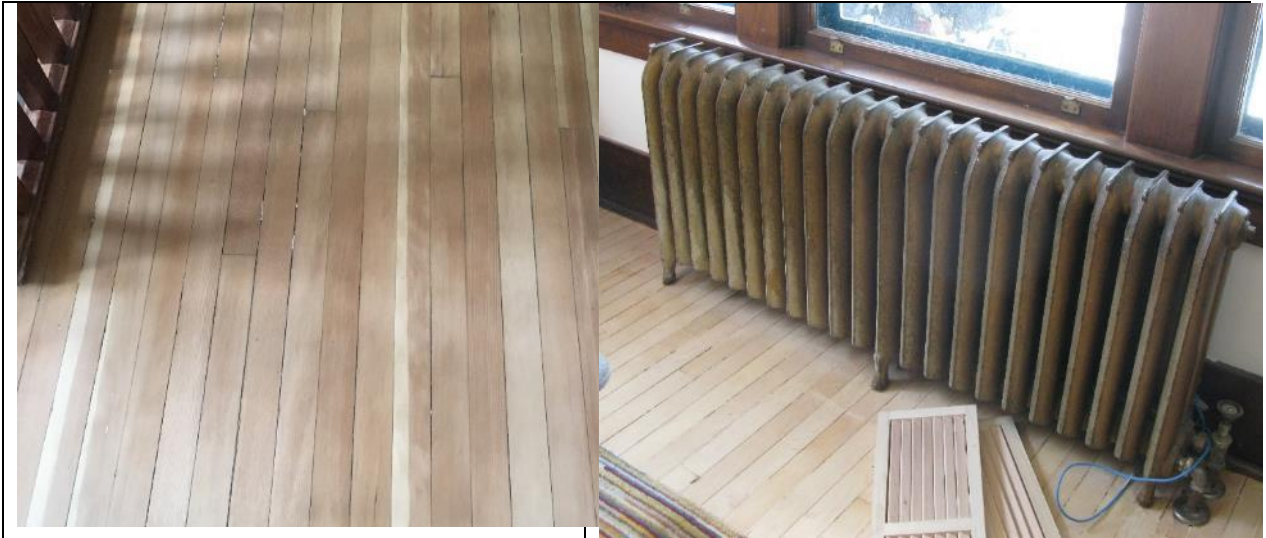
BYLAW NUMBER 50M2020



Images 3.4-3.6: examples and details of windows and doors trim; baseboards.

PROPOSED

BYLAW NUMBER 50M2020



(Image 3.7: Example of original wood flooring throughout)

(Image 3.8: Example of cast iron radiator)

PROPOSED

BYLAW NUMBER 50M2020



Images 3.9 and 3.10: Original balcony area consisted of mirrored fenestraion with four wood 1-over-1 single hung windows and two panelled doors with 2-over-2 lights; detail of original wood shingle cladding

PROPOSED

BYLAW NUMBER 50M2020

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

PROPOSED

BYLAW NUMBER 50M2020

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