

BYLAW NUMBER 13M2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE WHITE 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 White 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 White Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “White Residence” comprises a Prairie Style house dating from 1915 and is located at 1524 33 Ave S.W., legally described as Plan 4479P; Block 63; Lots 11 and 12 as shown on attached Schedule “A”.
3. The White Residence is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the White Residence is hereby described in the attached Schedule “B”.
5. The specific elements of the White 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 White 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 White 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 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.

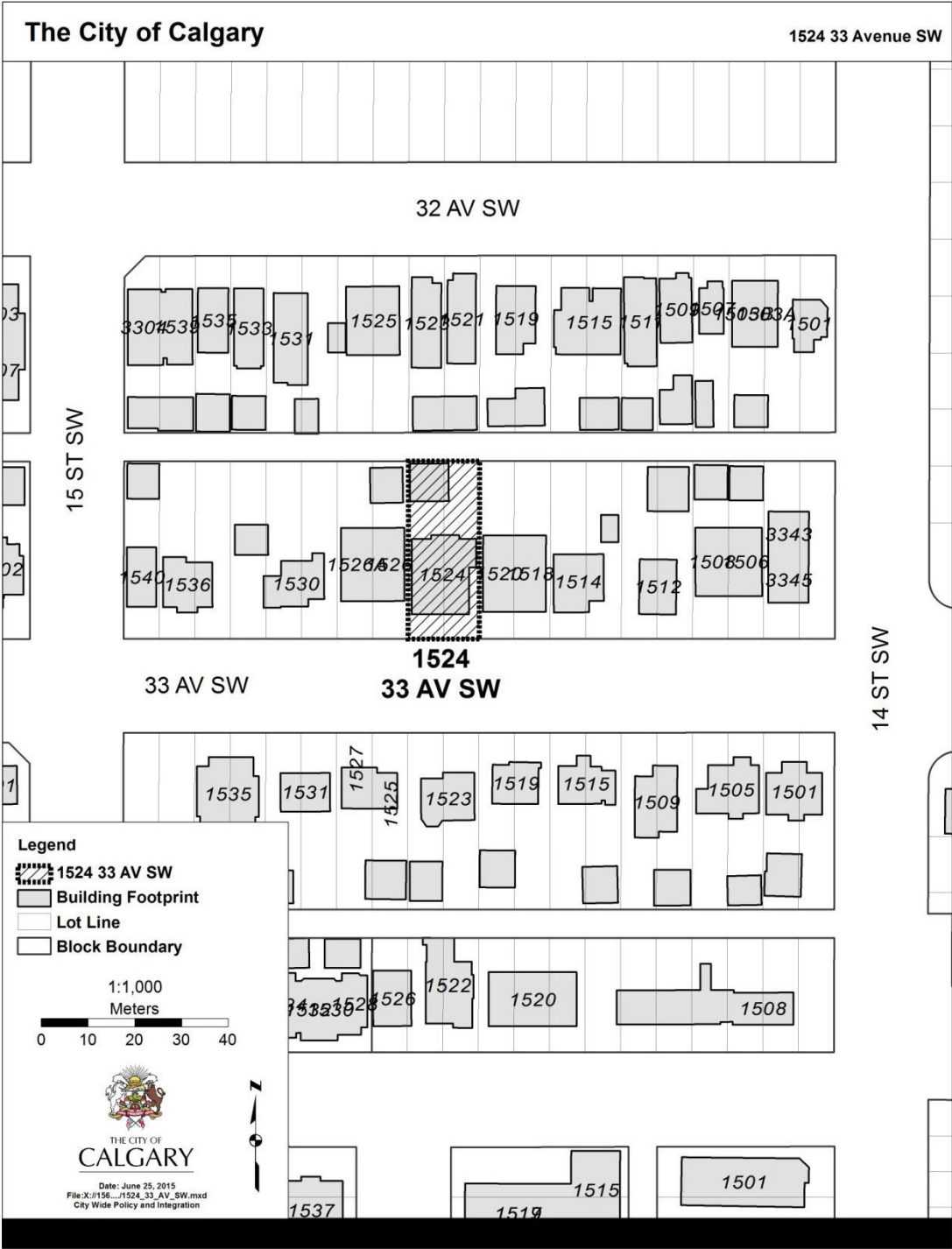
READ A SECOND TIME THIS ____ DAY OF _____, 2017.

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 WHITE RESIDENCE AS
A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE WHITE RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Description

This 1915 stucco-clad, low-pitched hipped roof one and a half-storey home is a Prairie Style house, and is one of the early houses built in South Calgary that represents the use of this style in the early part of the 1900s.

Heritage Value

The heritage value of this house is based in its Prairie Style architectural elements and its original interior details. Built in 1915 by Robert White, a mechanic, and Mary Ethelwynne White, the house is located on a parcel on 33 AV near 14 ST SW in the community of South Calgary. The White family, through inheritance and marriage, retained title to the parcel from 1914 to 1959. Following the White family ownership, James and Rose Murray lived in the house for almost two decades with few known alterations. One of the key pieces to this home is the uniquely well preserved condition of its interior.

The White's Prairie style house is representative of housing for the trades and blue-collar workers who settled on less expensive lots prior to an economic surge after South Calgary was annexed into The City of Calgary in 1907.

The house is located a stone's throw from the historic Calgary Municipal Railway system, of which route seven ran south along 14 ST to 26 AV, west to 20 ST, then south to 34 AV and back east to intersect 14 ST forming a virtual transit loop around South Calgary's perimeter before heading back downtown. When the streetcar line was first extended down 14 ST beyond 17 AV in late 1911 it reached only as far as 26 AV, then returned. However, bowing to pressure from the growing population settling in South Calgary the south line was extended at the end of 1913. Marda Loop which includes the community of South Calgary attributes its community name to this streetcar loop.

This Prairie Style house has strong horizontal lines, a low-pitched hipped roof, with a front facing hipped dormer on the second storey featuring a horizontally oriented window. The porch, which stretches under the deep eaves across the entire front of the house, features squared support columns that run continuously from the ground up to the roofline. Porch columns with stylized capitals are characteristic of the Prairie Style. The interior of this house has very high heritage value, as significant portions of it are original including: Douglas fir floors, wood paneling, door and window casings, windows, light fixtures and ceiling beams.

Character-Defining Elements

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

- One- and-a-half storey low-pitched hipped roof with deep eaves and a front facing hipped dormer on the upper storey;
- Porch across the front of the house, with a deeply recessed front door; squared support columns that begin at ground level and terminate under the eaves with stylized column capitals and eave brackets; wooden tongue and groove soffits and porch ceiling; solid balustrades; and
- Roughcast stucco clad with wood trim, wood door and window casings with aprons at the porch openings.

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

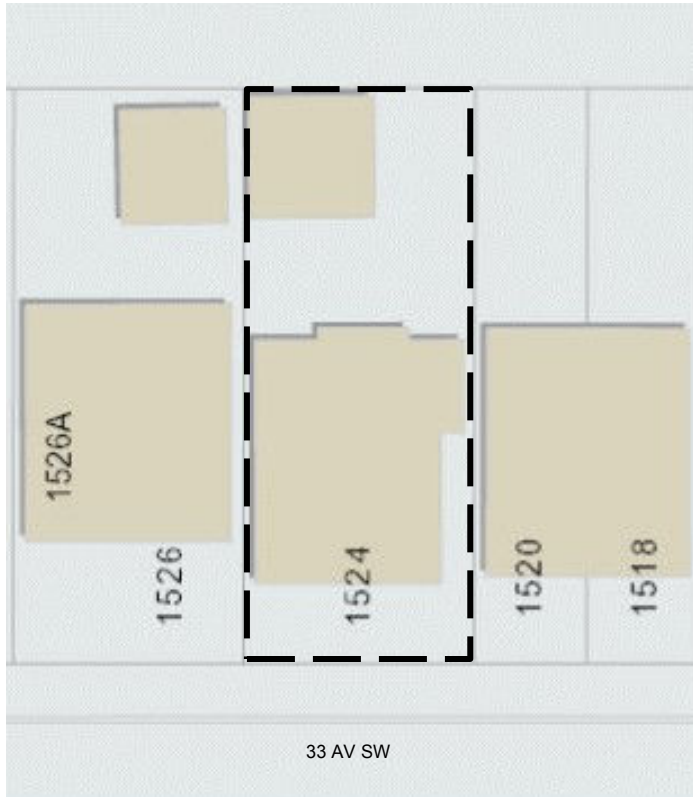
- Douglas fir floors, throughout the main and upstairs area;
- Douglas fir stairwell with original wood railings;
- Board and batten wood paneling at two-thirds wall height with plate rail throughout main entryway, living room, parlour/sitting room and dining room areas on the main floor;
- Wood baseboards and door/window casings throughout;
- Decorative exposed wood beams on ceiling;
- Brickwork on two fireplaces (one on each side of a shared chimney stack);
- Windows in much of the house, including transom window configuration in the dining room, original windows in the living room and front parlour; and
- Original glass light fixtures in dining room, living room and main floor hallway.

SCHEDULE “C” TO THE BYLAW TO DESIGNATE WHITE 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 indicated in Image #1.1; and
- The 579.9 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character.



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

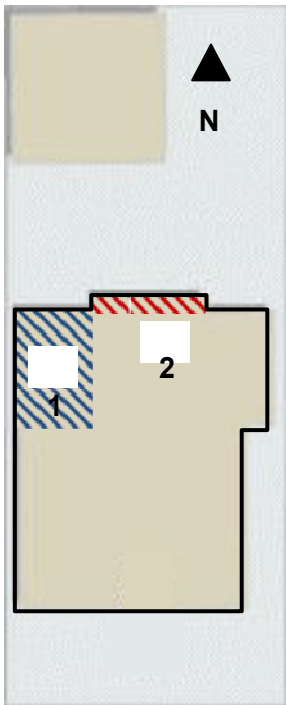
PROPOSED

2.0 Exterior

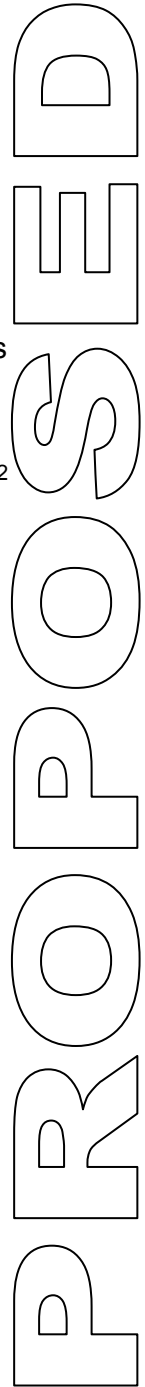
- The form of the house and its one-and-a-half storey massing, excluding northwest second-storey addition¹ (Image #2.1, Item 1; Images #2.2-2.5);
- The wood frame construction on concrete foundation; roughcast stucco cladding; wood trim (Image #2.5);
- The low-pitched hipped roof with deep eaves (Image #2.2, Image #2.4); south and west hipped-roof dormers; wooden tongue and groove soffits (Image #2.5);
- The partially-enclosed front porch (Images #2.6- 2.7); deeply recessed entrance with glazed multi-light wood panel front door (Image #2.8); squared support columns with stylized column capitals and eave brackets (Image #2.6, Image #2.9); solid balustrades (Image #2.6); wood tongue-and-groove porch ceiling (Images #2.7- 2.8);
- The second-storey balcony on north façade with simple wood balustrade² (Image #2.2); and
- The fenestration and window openings in the Regulated portions of the house; wood window casings (Image #2.2).

¹ Full-height second-storey addition completed 1989 (Image #2.1, item 1)

² First-storey rear entranceway with second-storey balcony above constructed after 1955 (Image #2.1, Item 2)



(Image #2.1 – Building form of the White Residence, showing known changes to form)





(Image #2.2 – South façade of the White Residence)



(Image #2.3 – North façade, showing northwest second-storey addition)

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(Image #2.4 – East façade of the White Residence)



(Image #2.5 – West façade of the White Residence)

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(Image #2.6 – Exterior of enclosed porch section, showing roughcast stucco)



(Image #2.7 – Interior of enclosed porch section, with wood ceiling)

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(Image #2.8 – Porch detail, showing recessed entry and wood ceiling)



(Image #2.9 – Example of column capital with eave brackets)

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3.0 Interior

- The layout and configuration around hall & northeast stair;
- The Douglas fir woodwork throughout first and second storeys including baseboards, door/window surrounds, wainscoting and decorative ceiling beams throughout first-storey, dining room pocket doors (Image #3.1- #3.6);
- The Douglas fir staircase between first and second stories (Image #3.3);
- The light fixtures in dining room, living room, main floor hallway (Image #3.7);
- The two brick fireplaces with wood surrounds, mantels, and built-in bookcases (Image #3.8); and
- The decorative ventilation grilles (Image #3.9).



(Image #3.1 – Dining room looking into hall, showing Douglas fir detailing throughout)

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(Image #3.2 – Front hallway)



(Image #3.3 – Douglas fir staircase and handrail between main and upper stories)

PROPOSED



(Image #3.4 – Dining room showing woodwork details)



(Image #3.5 – Two views of living room, showing woodwork details)

PROPOSED



(Image #3.6 – Sliding pocket doors to dining room, half-open)



(Image #3.7 – Left: Dining room fixture; centre: living room fixture; right: one of two hallway fixtures)

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(Image #3.8 – Living room fireplace – one of two identical fireplaces – here with bookcases)



(Image #3.9 – Ventilation grilles)

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SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE WHITE 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 from:

City of Calgary
Planning and Development
P.O. Box 2100, Stn. M, #8073
Calgary, Alberta, T2P 2M5

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