

Proposed Wording for a Bylaw to Designate the Upshall (Corson) 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 Upshall (Corson) 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 Upshall (Corson) Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Upshall (Corson) Residence, located at 602 18 AV N.W., and the land on which the building is located being legally described as PLAN 29340; BLOCK 12; LOTS 1 AND 2 EXCEPTING OUT OF THOSE PORTIONS OF SAID LOTS LYING NORTH OF THE SOUTH EIGHTY FIVE (85) FEET THEREOF ALL MINES AND MINERALS (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, 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.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



602 18 AV NW



SCHEDULE “B”

Description

The Upshall (Corson) Residence, built ca. 1911, is a two-storey, wood-frame, Queen Anne Revival–style dwelling with hipped roof with lower cross gables, bay window, and inset veranda (now enclosed). The property comprises a softly landscaped corner lot on a residential street in the Mount Pleasant neighbourhood.

Heritage Value

The Upshall (Corson) Residence, built c. 1911, represents the earliest phase of development of the Mount Pleasant neighbourhood, one of Calgary’s early communities. A plan for the West Mount Pleasant Subdivision that includes this site (between 18th and 26th Avenues, 4th and 9th Streets) was registered in 1906. By 1910, the year that Mount Pleasant was annexed by the City, there were only 9 households in this subdivision, with 51 a year later – the year the Upshall (Corson) Residence is thought to have been built. With most of these original properties subsequently redeveloped, the Upshall (Corson) Residence survives as one of the oldest properties in the area.

By 1913, the block where this house is located had 6 houses, including this one, on its north side (filling up about half the block) and 5 on the south side (filling less than half). There were 12 houses on the block by 1920 through 1930, and just one more by 1940. These early houses were a mix of one-storey bungalows and more-substantial two-storey houses, being predominantly Foursquare in style. Until the mid-1940s, the neighbourhood was largely undeveloped with much open space and a semi-rural character. The neighbourhood experienced rapid growth after the Second World War.

This property was constructed and first owned by carpenter Benjamin Upshall who occupied the house upon completion. The property was most likely developed for speculative purposes and was subsequently sold numerous times while being rented out by the various owners. John and Mary Corson owned and occupied the house the longest—together from 1933 until John’s death (c.1955), then by Mary until 1976. There they raised five sons and a daughter and also housed other relatives. The Corson children’s walk from this house to Crescent Heights High School (1019 1st Street NW) was almost entirely through vacant lots. In the winter, the empty lot west of this house was used as a community skating rink, and the Upshall (Corson) Residence basement served as a “club house” for neighbourhood children, who entered through the side door. The family planted potatoes on one of the empty lots that then dominated the area, and stored them in their basement root cellar. During the Stampede, the family used the roof deck to get an unimpeded view of fireworks from the Stampede grounds.

The Upshall (Corson) Residence is the only Queen Anne Revival–style dwelling in the community with other early houses remaining on this and surrounding blocks being more modest bungalows and Foursquare-style homes. Characteristic of Queen Anne Revival–style homes, it features a hipped roof with flared eaves, central flat deck and lower cross gables, bay window, inset veranda, and a combination of cladding materials including wood shingles – patterned in the gables – and lapped siding. Interior features of note include its open dog-leg staircase with dark-stained fir balustrade, dark-stained fir panelled doors with entablature surrounds, and first-floor wainscoting.

Character-Defining Elements

The character-defining elements of the Upshall (Corson) Residence include its:

- Square, two-storey, side-hall plan with two-storey bay window projection; rear porch extension with second-storey;
- Wood-frame construction clad in lapped wood siding at the first-storey level, wood-shingle cladding at the second-storey level, and patterned (diamond-shaped) wood-shingle cladding within the gables; plain wood belt course, corner boards, and window surrounds; board-formed concrete foundation;
- Hipped roof with central flat deck (widow's walk), lower cross gables, flared eaves and closed wooden tongue-and-groove soffits; interior brick chimney;
- Half-width, integral veranda with wooden tongue-and-groove ceiling
- Fenestration (window pattern) with 1-over-1, wooden hung-sash windows (with original glass); transom lights containing gold-coloured stained glass;
- Open dog-leg staircase with dark-stained fir balustrade with turned balusters and square newel posts with bull-nosed caps; also in dark-stained fir are panelled doors with entablature surrounds, vertical-panelled wainscoting with plate rail in dining room and tongue-and-groove wainscoting with chair rail in first-storey hallway, and
- Wide baseboards; narrow-width wood flooring throughout the house; decorative wrought-iron heating-vent covers; plaster ceiling medallions; some original door and window hardware.

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

The following elements are regulated:

- a) Two storey massing; square plan; lapped wood siding on first storey and wood shingle cladding on second storey with flared edges; wood belt course; corner boards; two storey bay window projection (Images 2.1 - 2.3, 2.8 - 2.10);
- b) Hipped roof with bell-cast (curved) eaves (at roof corners) with central flat deck; lower cross gables with moulded eaves with return; diamond-shaped wood shingle cladding on gables; plain frieze, closed wood tongue-and-groove soffits (Images 2.1 - 2.4, 2.7, and 2.10);
- c) Half-width, inset veranda with wood tongue-and-groove ceiling; enclosed balcony (Images 2.1 – 2.2 and 2.10); and
- d) Fenestration with painted wood windows including: fourteen 1-over-1 single hung windows (two in double assembly); two fixed 1-light window (one with 2-light storm window); half-moon architectural window; two fixed multi-light windows; three double assemblies of 1-over-1 single hung windows; nine 6-light storm windows; five 4-light storm windows (Images 2.1 – 2.4 and Images 2.8 – 2.16).

Note: North (rear) façade is regulated in the area demarked by the dashed border (Image 2.10).

A return to original appearance/design of the roof-deck with balustrade would not be precluded where documentation of original configuration exists (Image 2.3).



(Image 2.1: Front (south) façade)



(Image 2.2: Detail of front lower cross gables with moulded eaves with return; half-moon architectural window, wood shingle and diamond-patterned shingle cladding; plain frieze)



(Image 2.3: Historic image of front façade, 1985, showing roof-deck balustrades on central flat-deck, Copyright Alberta Heritage Survey, 850R)



(Image 2.4: Detail of hipped roof with bell-cast (curved) eaves (at roof corners))



(Image 2.5.: East façade)



Image 2.6: Detail of flared wood shingled corner on second storey

Image 2.7: Detail of closed wood tongue-and-groove soffits under eaves



Image 2.8: West façade – oblique from north



Image 2.9: West façade - oblique from south

TEXT FOR



(Image 2.10: Rear (north) façade showing cross gable with wood shingle and shingle diamond-pattern; enclosed balcony with two of three double assemblies of 1-over-1 single hung windows and 1-over-one single hung window. Note: Regulated portions are in area with dashed border.)



Image 2.11: Example of 1-over-1 single hung wood window and 6-light wood storm window



Image 2.12: Example of two 1-over-1 single hung wood sash windows in a double assembly format and 4-light wood storm windows

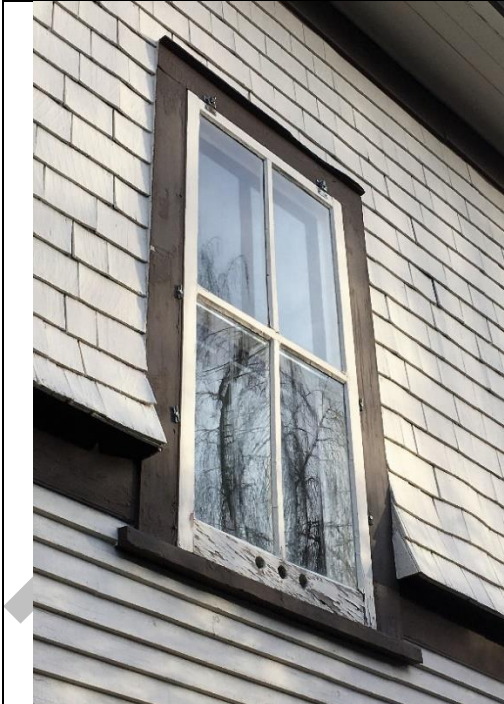


Image 2.13: Example of 1-over-1 single hung wood window and 4-light wood storm window



Image 2.14: Example of fixed, multi-light wood sash windows on inset veranda



(Image 2.15: Example of 1-over-1 single hung wood window and 6-light wood storm window)



(Image 2.16: Example of fixed one-light wood window with 2-light wood storm window)

3.0 Interior

The following elements are regulated:

- a) Original wood window casings throughout residence (Images 3.1 – 3.3).

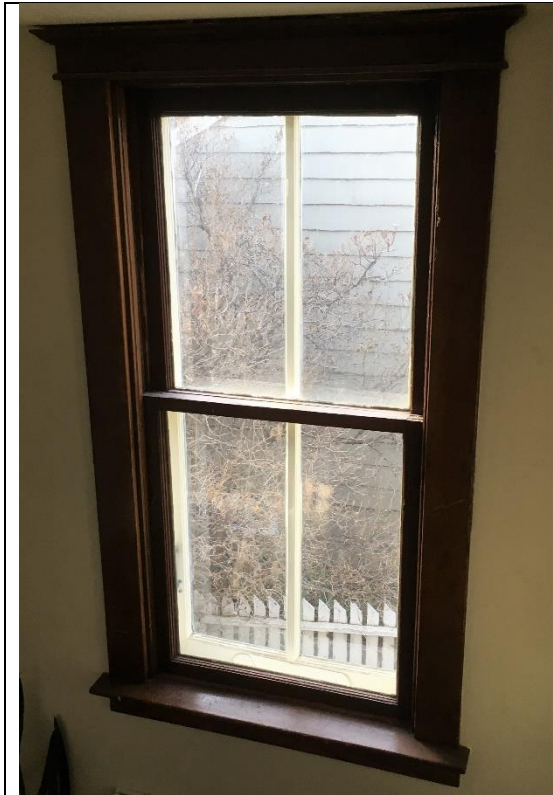


Image 3.1: Example of original wood window casing



Image 3.2: Example of original wood window casing



(Image 3.3: Example of original wood window casing)

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

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