

BYLAW NUMBER 61M2016

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

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “Pugh Residence” comprises a Craftsman style house dating from 1912 and is located at 2515 17 St. S.E., legally described as Plan 7235AG; Block 26; Lots 28 and 29 as shown on attached Schedule “A”.
3. The Pugh Residence is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Pugh Residence is hereby described in the attached Schedule “B”.
5. The specific elements of the Pugh 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 Pugh 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 Pugh 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 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 _____, 2016.

READ A SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME THIS ____ DAY OF _____, 2016.

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

SCHEDULE “A” TO THE BYLAW TO DESIGNATE THE PUGH RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

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

Description

The Pugh Residence is a modest two-storey Craftsman style home. It was built in 1912 in Inglewood, Calgary's early main industrial centre and residential area.

Heritage Value

The Pugh Residence is an example of the early residential development in Calgary's industrial and residential area of Brewery Flats in Inglewood. The house was built in 1912 by John Pugh, an engineer with the Calgary Brewing & Malting Co., on a lot previously owned and subdivided by Colonel James Walker.

The original community was the birthplace of Calgary. Settlement began in 1875 soon after the founding of nearby Fort Calgary, and because the area was the expected site of the CPR's mainline station, it attracted early land speculators. However, in 1883 the CPR announced it would bypass the settlement in favour of undeveloped land further west, and the community languished for over two decades.

In 1892 A.E. Cross founded the Calgary Brewing and Malting Company. The area in which the brewery was situated became known as "Brewery Flats" and it became the cornerstone for the development of the area as Calgary's major industrial area. By 1908 the brewery was joined by more than a dozen major employers such as the Alberta Iron Works, Western Milling Company, Cushing Brothers Sash and Door Factory, Canada Cement, and several oil companies. In 1912, neighbours to John Pugh were boilermakers, switchmen, coopers and firemen.

This home provides a tangible reminder of the historic development of Inglewood in the early 20th century as the city's main industrial centre and residential area for factory workers and other labourers who lived near their places of employment. The Bibby family, with Lawrence Bibby working as a locomotive engineer for CPR, resided in the house for more than two decades from the late 1930s through to early 1960s.

This house is a simple Craftsman home. In its original form it was a two-storey residence, with a side-gabled roof, and featuring a deep long porch under the roof eaves. This house features a unique asymmetrical façade facing the street, including a rectangular shed-roof dormer and a square shaped hipped-roof dormer. It should be noted the current shed roof dormer was originally a shed roofed semi-enclosed balcony. One can see the shed roof dormer ceiling is tongue and groove boards which match the main porch ceiling treatment.

The second storey has a flared treatment where it meets the first floor. The porch supports are simple, with a decorative arch feature uniting the porch posts in typical Craftsman lines. Also typical of the Craftsman style, two original small decorative brick windows flank the brick chimney above the fireplace. There is one small original oval window on the street facing main floor of the house.

Character-Defining Elements

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

- Two-storey form with side-gabled roof; asymmetrical dormer configuration;

- Wood frame construction; red-brick and wood shingle cladding; decorative brick details on fireplace, chimney, main floor window casings and above basement windows;
- Open front porch with squared wood support posts connected via decorative arches; wood porch ceiling and soffits; and
- Oval-shaped front window with decorative muntins.

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

- Original fireplace with decorative brickwork.

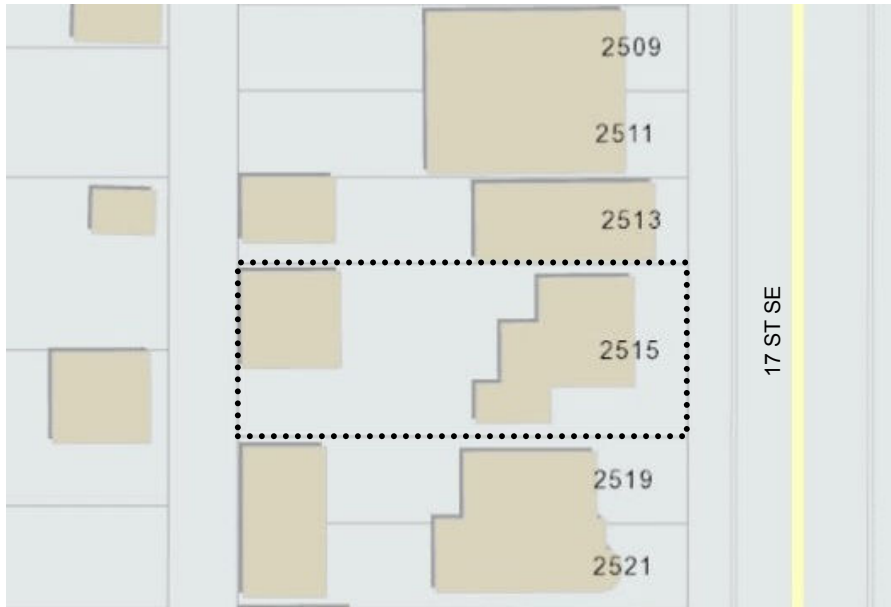
PROPOSED

SCHEDULE “C” TO THE BYLAW TO DESIGNATE PUGH 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 shown in Image #1.1; and
- The 603 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character.



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

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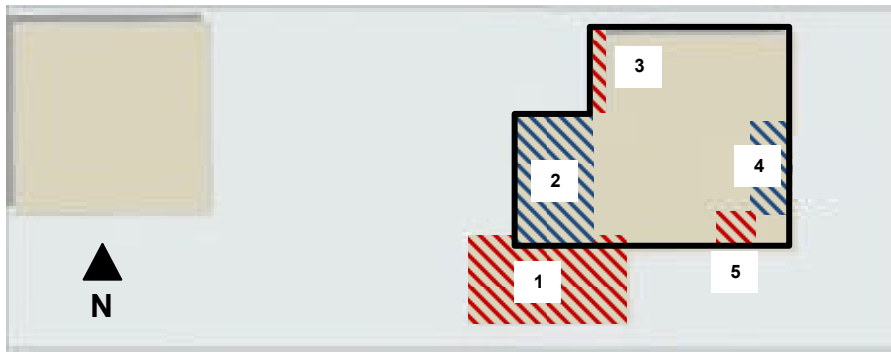
2.0 Exterior

- The two-storey form and configuration, excluding southwest first-storey addition, southwest second storey addition above kitchen, and enclosed main entryway (Image #2.1, Areas 1, 2 & 5; Images #2.2-2.5);
- The wood-frame construction with red-brick cladding on first-storey¹ including window casings and sills (Images #2.6-2.10), and ornamental chimney brickwork (Images #2.11-2.13); wood shingle cladding on second-storey² (Image #2.3, Image #2.5); board-formed concrete foundation;
- The side-gable roof; cedar-shingle roofing; asymmetrical dormers comprising a rectangular shed-roof dormer and a square hipped-roof dormer (Image #2.2); flared overhang from second storey wall, with wood cornice (Image #2.14);
- The open-front porch with squared wood support posts connected via shallow arches; wood tongue-and-groove porch ceiling (Image #2.15); the remnant sections of the rear porch (now enclosed), consisting of squared supports and a shallow arch (Image #2.5); and
- The fenestration and window openings in the Regulated Portions of the house; second-storey dormer fenestration and window openings³ (Image #2.2); oval window on east façade with ornamental muntins (Image #2.10).

¹ Enclosed first-storey rear porch and enclosed front entranceway (Image #2.1, Areas 3 and 5) clad in shingles; front entranceway altered in 1988, rear porch alteration date unknown.

² Wood shingles are modern replacement, thought to reflect original material used.

³ Rectangular shed-roof dormer (Image #2.1, Area 4) existed previously as partially-enclosed veranda; alteration date unknown.



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

PROPOSED



(Image #2.2 – East façade of the Pugh Residence)



(Image #2.3 – South and east façades, showing roofline alteration to accommodate second storey addition)

PROPOSED



(Image #2.4 – North and east façades of the Pugh Residence)



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

PROPOSED



(Image #2.6 – Example of first storey window opening)



(Image #2.7 – Typical first-storey brick detail below window sill)

PROPOSED



(Image #2.8– Typical basement window arch)



(Image #2.9 – One of two diamond-shaped window surrounds)

DEPOSED
PROPOSED



(Image #2.10 – Exterior and interior views of oval window on east façade, and surround)



(Image #2.11 – Corbelled brick chimney with angled cornice)

PROPOSED



(Image #2.12 – Ornamental chimney brickwork)



(Image #2.13 – Exterior of chimney, showing “XX” header pattern in alternate brick)

PROPOSED



(Image #2.14 –Flared second storey wall on west façade; wood cornice; posts and decorative arch from original porch)



(Image #2.15 – Tongue-and-groove porch ceiling on front veranda)

PROPOSED

3.0 Interior

- The living room fireplace with patterned brickwork (Image #3.1).



(Image #3.1 – Living room fireplace)

PROPOSED

SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE PUGH 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 & Development
P.O. Box 2100, Stn. M, #8073
Calgary, Alberta, T2P 2M5

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