

## **Proposed Wording for a Bylaw to Designate the Wright 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 Wright 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 Wright Residence as a Municipal Historic Resource”.

### **BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

2. The building known as the Wright Residence, located at 3212 6 ST S.W., and the land on which the building is located being legally described as PLAN 3452W; BLOCK A; LOTS 27 AND 28 (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"



3212 6 ST SW



## **SCHEDULE “B”**

### **Description**

The Wright Residence is a one and one-half storey Craftsman-style wooden-frame house with asymmetrical massing situated on the east side of 6 Street SW in the Elbow Park neighbourhood in Calgary. The home features a front-gabled roof with large triangular wooden brackets, as well as a south facing shed roof dormer and a north facing gabled dormer. The front facade of the residence has an inset enclosed porch on one side with an oversized tapered column set on a bellcast pier with wooden shingles. The cozy and inviting home is located mid-block in a quiet residential neighborhood lined with mature trees and other contemporaneous Arts & Crafts style homes.

### **Heritage Value**

The Wright Residence, built in 1914, is valued for its association with the early development of the prosperous Elbow Park community, one of Calgary's finest residential developments, and for its association with the Wright Family, one of the earliest and long-time owners of the home and a socially prominent family in Calgary. This section of Elbow Park was subdivided in 1909 as the Rosevale subdivision by pioneer rancher and builder, Felix A. McHugh (1851-1912), after annexation by the City of Calgary in 1907. Felix was the brother of well-known pioneer, John J. McHugh. Rosevale was part of the larger Elbow Park area designed by real estate developer and colourful entrepreneur, Freddy Lowes, whose vision was to create an exclusive residential suburb with spacious lots and exquisite homes, situated on the peaceful banks of the Elbow River. The first few homes were built in 1909 and soon after the growth skyrocketed, firmly establishing the neighborhood as one of Calgary's finest. The property was initially purchased in 1912 by Herbert G. Leyes (1877-1955), a machinist from Mishawaka, Indiana. He had this home built by contractor, George Dore, likely as a revenue property.

The house was built and leased out by 1914; the original address was 3212 7 Street SW until it was changed to the current address in 1932. In 1921, the property was leased and sold in 1922 to Annetta (nee Bannerman) Christina Wright and her husband, Joseph Erastus Wright (ca. 1860-1943). The Wrights were early pioneers from Red Deer, both arriving with their families in the 1880s and were proud members of the Southern Alberta Pioneers and Old-Timers Association. Mrs. Wright, born in 1870 in Springfield, Ontario, was also an early member of the Calgary Women's Conservative Association and President of the 56th Society. She hosted many social gatherings and teas in this home with other prosperous members of Calgary society and she was very active with community work. Ontario-born Joseph, an early merchant in Red Deer from 1892, worked at the newly formed income tax office as a supervisor in Calgary for 15 years until his retirement in 1935. The Wrights lived in the home until Joseph's death in 1943. Prior to her marriage to Joseph in 1909, Annetta was married to George Beatty of Red Deer in 1892 where they lived until George's death in 1907; Joseph was Executor of George's will. George was one of the first settlers in Red Deer, Alberta, and was integral to the development of the city. The two owned one of the first cottages Sylvan Lake and at the time of his death George owned and had been running the Alberta Hotel in Red Deer. After Joseph's death, Annetta moved to West Vancouver to be closer to her daughter and died at the age of 83 in 1953.

The Wright Residence is further valued as a picturesque example of Craftsman-style architecture, at the height of popularity in the 1910s. The Craftsman style had been popularized

through countless periodicals and plan books in the US and Canada, expressing both the traditional aspects of the Arts & Crafts movement as well as modern lifestyles. The house includes many typical tenets of the style, including its one and one-half storey massing and front-gabled roof with wide overhanging eaves and oversized wooden triangular brackets. The inset corner porch was originally built as open but was filled in to provide respite from the cold Calgary winters. An exaggerated tapered column set on a bellcast wood shingled pier decorates the corner of the entryway. The home's elegant design illustrates an adherence to traditional domestic styles, reflecting the social and economic consciousness during the time of its construction, when houses were expected to display historical references in order to demonstrate an owner's good taste.

### **Character-Defining Elements**

The Character-defining elements of the Wright Residence include, but are not limited to:

- location on a large residential lot on the east side of 6 Street SW, southwest of downtown in the neighbourhood of Elbow Park in Calgary's Southwest;
- close set back from street on a tree boulevard amongst contemporaneous Arts & Crafts homes;
- landscaping elements including: grassed front yard with mature trees;
- residential form, scale and massing, including its: one and one-half storey height with front-gabled main roof structure; partial width (now enclosed) porch; gabled dormer on north elevation;
- wooden frame construction including: wooden lapped siding on main body; wood shingle siding at gable peak and dormer with fascia; board form concrete at foundation;
- elements of the Craftsman-style including: one and one-half storey massing with bellcast at second storey; wide overhanging eaves with triangular brackets, corner boards; inset corner enclosed porch with tapered column resting on a wood-shingled bellcast pier; three-sided bay on south elevation;
- original fenestration including: mix of single and triple assembly window openings; wooden trim and decorative molding at top;
- additional details such as exterior red-pressed brick chimneys with gray mortar that has been tuck pointed; and
- interior details such as: wooden floors; fir trim.



## REGULATED PORTIONS

### 1.0 Context, Orientation and Placement

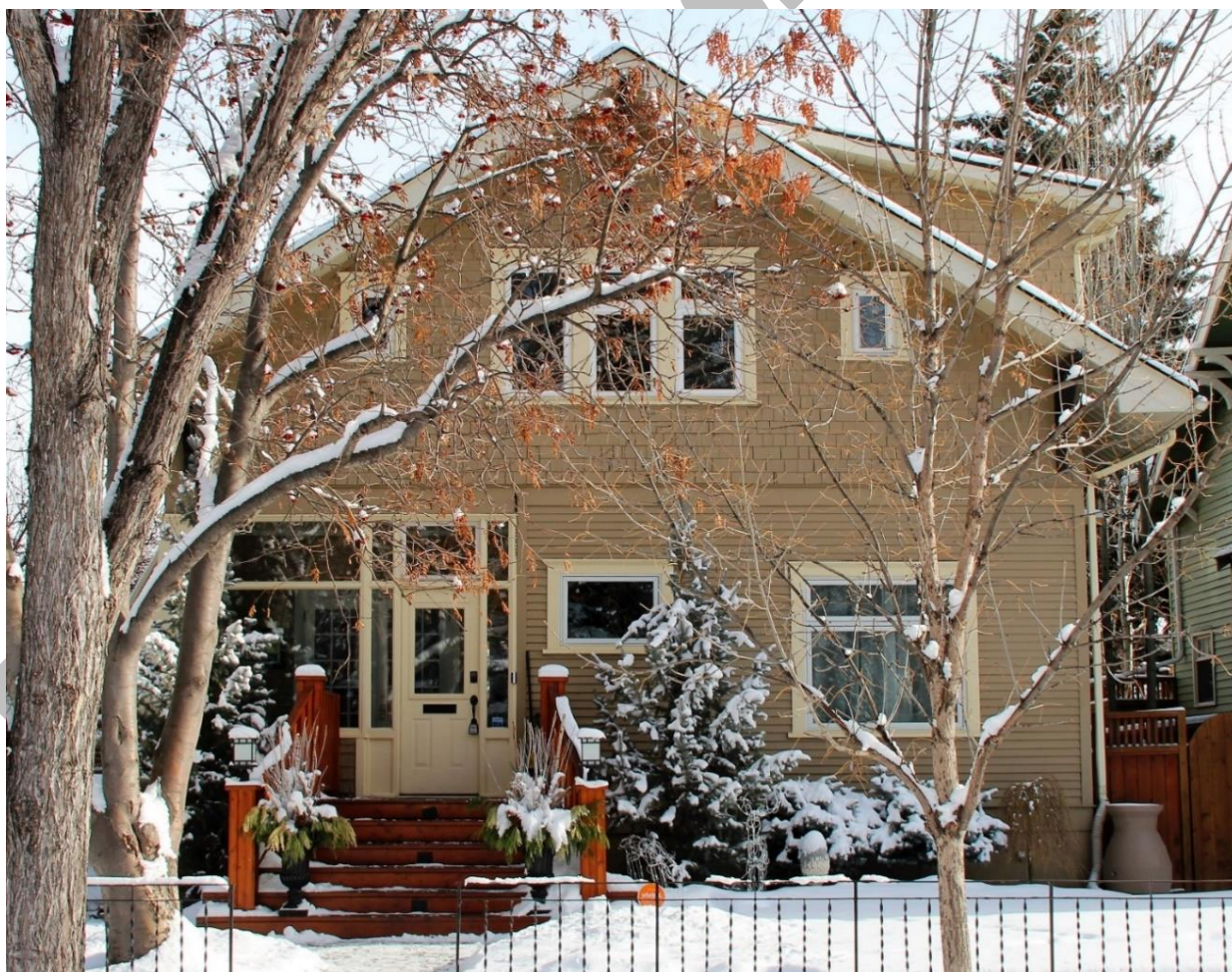
The following elements are regulated:

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

### 2.0 Exterior

The following elements are regulated:

- a) One and one-half-storey form on rectangular plan, wood lapped siding on main floor storey, wood shingling with flared corners on upper storey; three-sided bay; belt course; corner boards; water table with drip mould (Images 2.1, 2.3 – 2.7);
- b) Front gable roof; gable over north facing dormer; shed roof over south facing dormer; deep overhanging eaves; triangular brackets (Images 2.1 – 2.5);
- c) Recessed, corner porch with shingle cladding; tapered wood post on flared pier, wood shingled base with flared corners (Images 2.1 and 2.4);
- d) South facing balcony with wood shingle cladding, plain closed balustrade; wood moulding and fascia; tongue-and-groove soffit (Images 2.5 – 2.6); and
- e) Original fenestration and window profiles; wood headers, trim and sills (Images 2.1 – 2.2 and 2.4 - 2.7).



(Image 2.1: West façade)



(Image 2.2: Front gable with deep eaves; triangular brackets; shed roof over south facing dormer)



(Image 2.3: Example of wood shingles with flared corners on the upper storey and triangular brackets)





(Image 2.4: North façade with gable over north facing dormer; water table with drip mould and examples of flared, wood shingle corners)





(Image 2.5: South façade with shed roof over dormer; upper level balcony, three-sided bay)



(Image 2.6: Detail of three-sided bay, upper level balcony with wood shingle cladding, closed balustrade; wood moulding and fascia; tongue-and-groove soffit)





(Image 2.7: Southeasterly view of rear façade)

## 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](http://www.historicplaces.ca), or from:

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