

Proposed Wording for a Bylaw to Designate the Arthur Bishop 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 Arthur Bishop 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 Arthur Bishop Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Arthur Bishop Residence, located at 1401 2 ST N.W., and the land on which the building is located being legally described as PLAN 2511W BLOCK A LOTS 26, 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

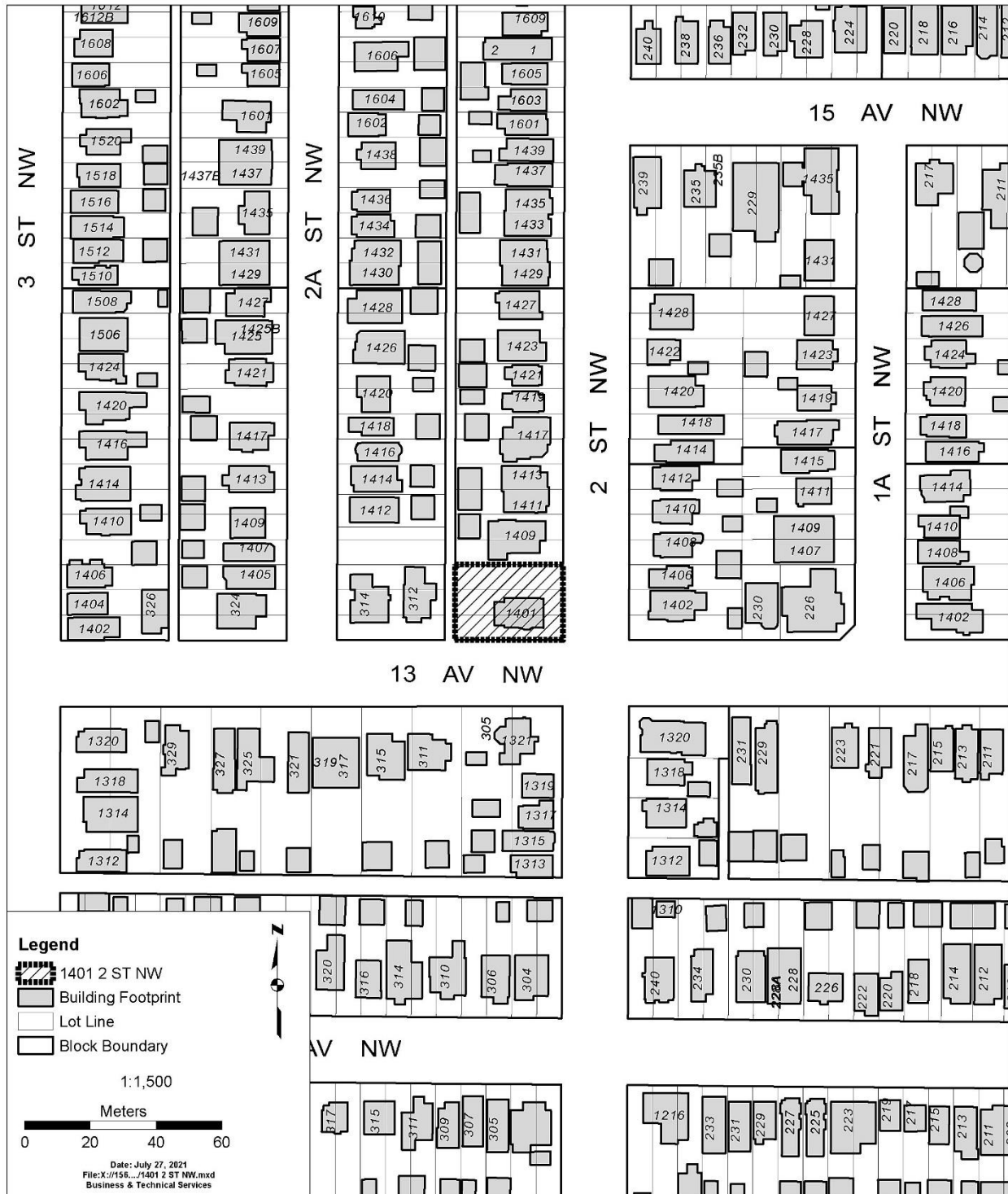
7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



1401 2 ST NW



SCHEDULE “B”

Description

The Arthur Bishop Residence, built in 1912, is a substantial 2½ -storey residence clad in painted lap wood siding. It has a very steep side-gable roof and 2nd-storey front extensions under a cross-gable roof, and an enclosed front veranda with a central front entrance. It sits on a landscaped corner lot within a residential street and neighbourhood.

Heritage Value

The Arthur Bishop Residence, built in 1912, represents the founding and early development of Crescent Heights, one Calgary's earliest residential suburbs, during Calgary's first population boom (1907-1913).

Construction of the C.P.R. mainline through Calgary in 1883 brought an influx of pioneer and immigrant settlers. The city mainly developed south of the river, but interest in living on the north side grew when a wooden bridge opened at the site of the current Reconciliation Bridge in 1888, replacing ferry service offered since 1883. In 1906 entrepreneur Archibald J. McArthur bought 2 adjacent quarter sections of land on the North Hill, then subdivided portions of it and resold smaller parcels to be developed by others. To promote development of the North Hill, he, with shareholders, built the original wood Centre Street Bridge, a toll bridge, in 1907. The City bought it in 1912 and built the current bridge in 1916.

Cut off from most of Calgary by a steep hill and the river and surrounded by farmland, the Village of Crescent Heights, incorporated in 1908, developed separately. It soon had a village council with taxing authority, school and school board, town/fire hall, and 3 churches. Most major buildings were on 16th AV, and businesses and services along 1 ST, with other development clustered nearby. The area retained a rural character, with hen houses, barns, and large gardens. City directories list 6 households in 1908, 43 in 1909; and a population of about 750 in 1910. Most workers were in building or other trades. Surnames were mainly British. Desiring city services, residents pushed for annexation and Crescent Heights was annexed by the City in Jan. 1911. Streetcars served Edmonton TR and 16 AV by 1911, improving links with the rest of Calgary, and promoting residential and commercial development along the route.

This house was constructed in 1912 for Arthur Herbert Bishop, a carpenter, in what was then the hub of Crescent Heights. Bishop had also invested in property by buying several other adjacent lots in 1907, along with the ones for his own use. In 1909 he filed a subdivision plan for them with owners of other contiguous holdings (2511-W). While living here, Bishop worked as a sashmaker for Cushing Bros. lumber company, which by 1914 was one of the largest sash and door makers in the west.

This is a good example of a substantial house of the period built in a vernacular style from a standardized plan. It has fine interior woodwork, including moulded door and window casings, a grand staircase, and panelled doors.

The house is notable for its use in 1995-2000 as the Black Orchid Manor — one of the few gay-friendly B&Bs in Calgary at that time. It was also the site of many social gatherings, offering a safe, welcoming place for gay men especially. The house was owned by Barry Gagliardi and shared with Ron Scheetz and Don Bastian. A tenant lived in a separate basement suite. Gagliardi was a high school drama teacher, Scheetz an operations manager for the Hudson's

Bay Co., Bastian a carpenter and wood artist. Bastian and Scheetz built many interior and exterior improvements. Gagliardi decorated with antique furniture and stained glass he made.

The three men, who had a publicly known “thruopple” relationship, were influential in Calgary as out, activist gay men at a time when this was both uncommon and risky, personally and professionally. Bastian was honored for his activism, which included a booklet and workshops promoting safe sex in the Leather community. But he recalls harassment, such as being denied entry to the U.S. several times.

The B&B was not successful, so the three moved to a smaller house. From 2002-13, Sheetz was co-owner of the Calgary Eagle in East Calgary, the city’s only Leather bar. Bastian (who built the interior) and Gagliardi (who cooked monthly dinners) were partners. The bar welcomed LGBTQ+ and straight patrons and did much fundraising for gay rights and HIV causes.

Character-Defining Elements

Character-defining elements of the Arthur Bishop Residence include but are not limited to:

- 2½ stories with full-width veranda (now enclosed); 2nd-storey centred front and back extensions; side bow window extension; full basement;
- steeply pitched side-gable roof with front cross-gable roof; hip roof with cap over rear extension; boxed eaves;
- wood construction; cladding (from late 1980s or early 1990s) of painted cedar lap siding on main body of house and shingles mounted on plywood on foundation; painted-wood door and window casings; plain painted-wood cornice, belt course, and cornerboards; foundation of terracotta hollow blocks with cobblestone interior retaining wall;
- fenestration pattern of off-centre front entrance; top window openings centred under gables; one-over-one sash windows with original storm windows (1st storey);
- veranda with plank flooring, tongue-and-groove ceiling and interior wall;
- stained-wood front door with oval inset of bevelled glass;
- interior red-brick chimney in stretcher bond with plan cap;
- moderate front setback on a landscaped corner lot; house straddles two lots and the property includes an additional unbuilt lot used as garden space; large back yard has a massive 100+-year-old black willow tree;
- location within a residential street and neighbourhood primarily filled with single-family houses;
- additional interior elements including: quarter-turn closed main staircase with plain balusters, moulded railing and string, moulded and fluted newel posts with side roundels and domed caps;
- wood plank floors (hardwood 1st storey, pine 2nd storey);
- stained- and painted-wood panelled doors, painted-wood moulded and fluted door and window casings, tall baseboards, crown moulding;
- stained-wood moulded mantelpiece with tiled fireplace surround and hearth;
- leaded-glass window panes; 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 and one-half storey form with rectangular plan; second storey centred front and back extensions (Images 1.1 and 1.3);
- b) Steeply pitched side-gable roof with front cross-gable roof; hip roof with cap over back extension; boxed eave profiles (Images 1.1 - 1.5);
- c) Painted lap siding on main body of house; plain painted-wood cornice, belt course; corner boards (Images 1.1 - 1.2);
- d) Full width veranda (Image 1.1); and
- e) Original fenestration and wood window profiles including: second storey (five) one-over-one hung windows; main floor one-over-one bay windows; multi-pane verandah windows; twinned one-over-one hung windows; front entrance, nine light, painted-wood door and door casing with side lights (Images 1.1 - 1.3 and 1.5 – 1.7).

Note: A return to the original configuration/appearance of fenestration and window profiles and cladding would not be precluded where documentation of original configuration exists. The rear main floor addition (west façade), built ca 1960's, is not regulated (Image 1.3). A return to the original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 1.1: East façade)



(Image 1.2: South façade)



(Image 1.3: West façade. Non regulated addition is demarcated by white dashed line.)



(Image 1.4: Typical boxed eave profile)



(Image 1.5: East façade fenestration. Note: uppermost window is not regulated.)



(Image 1.6: Typical one-over-one sash window profile, shown with original storm windows, and painted trim)



(Image 1.7: Typical one-over-one sash window profile, shown with original storm window, and painted trim)

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