

## **Proposed Wording for a Bylaw to Designate the Rideout (Mitchell-Sproule) 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 Rideout (Mitchell-Sproule) 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 Rideout (Mitchell-Sproule) Residence as a Municipal Historic Resource”.

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

2. The building known as the Rideout (Mitchell-Sproule) Residence, located at 2209 Carleton ST SW, and the land on which the building is located being legally described as PLAN 2112AC; BLOCK 47; LOT 4, 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"



2209 CARLETON ST SW



SCHEDULE "B"

### **Description**

The Rideout (Mitchell-Sproule) Residence, built in 1912, is a substantial 1½-storey residence clad in red brick below and wood shingles above. It has a three-quarter-width inset front veranda, and a side-gable roof with two front cross-gables of uneven lengths with an enclosed sunporch between them. The house has a deep front setback on pie-shaped lot within a block and neighbourhood of substantial single-family houses.

### **Heritage Value**

The Rideout (Mitchell-Sproule) Residence, built in 1912, is one of Upper Mount Royal's earliest homes. By 1906 a few grand homes had been built on the north edge of what would become Upper Mount Royal, mostly by entrepreneurs recently arrived from America, giving the area the informal name of American Hill. The Canadian Pacific Railroad owned this land and registered its first plan for the parcel between 17th AV and Dorchester AV SW in 1907 (Plan 179R), followed by a slightly revised one in 1910 (Plan 2112AC). The neighbourhood was named Mount Royal after the CPR president William Van Horne's home community in Montreal. The City had annexed the area in 1907, and finished installing concrete sidewalks and water and sewer lines by 1911. Streetcars ran along 14th ST, the neighbourhood's western edge, by 1912. There were about 30 homes in 1911 and about 100 by 1913, mostly at the northern end.

While former CPR land was typically laid out in a grid, Mount Royal was planned with wide curving streets that followed natural topography, public green spaces, and large lots enabling residents to add plantings and garden features. These were all precepts of a "picturesque suburb," promoted by Frederick Law Olmsted and other late 19th- and early 20th-century urban and landscape planners. Mount Royal was designed to be an elite residential suburb from its inception. The lots came with caveats that specified one dwelling per lot, minimum house values, large setbacks, and no commercial buildings. While Calgary's earliest established wealthy families lived in what is today called the Beltline, Mount Royal attracted Calgary's newly affluent who were benefitting from the city's pre-WWI economic boom: real estate brokers, financial and business managers, business owners, and professionals in law, medicine, and engineering. The neighbourhood has maintained its upper-income character.

This house was first owned and occupied by Harrison E. Rideout, a contractor, from circa 1912 until his death in 1915. It next had several renters: Edward W. Kolb (1915-16), proprietor of the popular downtown Kolb's Restaurant (and later the fashionable Garden Cabaret); an insurance executive (1917-18); and a dentist (1919).

It has since been owned and occupied by just two families. Gertrude Jackson Mitchell bought the house and lived there from 1920 (except possibly 1932) until her death in 1951. Born in Philadelphia, she moved to Ontario in 1900, then Vulcan, AB, in 1912. She was the widow of Arthur Mitchell, a prominent Vulcan real estate agent who died in 1919. They had 3 daughters. Gertrude was active in women's clubs, the Wesley United Church, and taught in the mid-1920s at Earl Grey School. It was next purchased in 1951 by John Campbell Sproule, a nationally known geologist, and his wife, Harriet Maude Sproule, and shared with their two daughters. John worked for the Geological Survey of Canada and oil companies, then started a geological and engineering consulting firm in 1951. His advocacy for arctic oil exploration led to the founding of Panarctic Oil, a public-private consortium, in 1968. Among many professional honours, an arctic peninsula is named for him. After John died in 1970, his wife stayed until her death in 1994. One of the daughters then acquired and restored the house, making a small side addition.

This house contributes to Mount Royal's assemblage of substantial, high-quality homes in a variety of styles. It is in the Craftsman style, recognized by its horizontal emphasis, sheltering gable roofs with deep eaves and exposed structural elements, veranda and sunporch for indoor-outdoor living, and use of natural materials without added ornament – all meant to create a comfortable, unpretentious home in harmony with its setting. Typical of a Craftsman home, it has many finely crafted wood (here, oak) interior features in simple forms; notably the grand staircase, built-in cabinets and benches, wall panelling, and mantelpiece around a large stone fireplace.

### **Character Defining Elements**

The character-defining elements include its:

- 1½-storey mainly rectangular form with inset veranda, three 2nd-storey front extensions projecting at graduated lengths, centred 2-storey rear extension, front bay window; full basement;
- steeply pitched side-gable roof with flared front edge and two steeply pitched front cross-gable roofs; shed roofs over centred front (sunporch) and back extensions; deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; fascia and exposed rafters both with notched ends;
- wood construction clad in red brick in stretcher bond on 1st storey and painted-wood square shingles above; painted-wood belt course; rough-face sandstone lintels and sills; red brick porch posts with plain sandstone caps; veranda with wood-plank floor, tongue-and-groove soffits, plain painted-wood porch balustrade; concrete foundation;
- mainly centred front and off-centre back doorways; mainly symmetrically placed one-over-one sash windows (some in sets of 2 and 3); single-pane casement windows (2nd storey, replaced in kind); 3- and 4-pane horizontal basement windows (type not known, replaced in kind);
- oak front door with three vertical panels below and glass pane above; painted-wood rear door with horizontal panels and glass pane above;
- exterior side red-brick stretcher-bond chimney with plain concrete cap;
- deep front setback on a large, landscaped, pie-shaped lot located within a block and neighbourhood of substantial single-family houses on large, landscaped lots.

Interior features:

- large entrance foyer/stairway hall;
- oak closed-string, open-well staircase with oak plain railing, square panelled newel posts with horizontal banding, flat caps;
- oak wall panelling (foyer, living room) with bracketed plate rail (dining room);
- oak ceiling panelling (foyer); (probably oak) ceiling beams (living/dining rooms);
- built-in oak cabinets with leaded glass fronts in geometric patterns (living/dining rooms); oak storage benches with hinged tops (living room, foyer);
- round-arch stone fireplace with keystone; molded oak mantelpiece, bracketed oak mantelshelf; square glazed hearth tiles;
- moulded oak doorway/window casings and baseboards (1st storey); moulded painted-wood doorway/window casings (rear door, side formerly exterior door, 2nd storey);
- panelled oak room doors (1st storey); painted-wood panelled room and closet doors (2nd storey); painted-wood, multi-pane door (formerly exterior); door and window hardware; and
- wood-plank flooring (2nd storey).

## 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 massing with three 2<sup>nd</sup> storey front extensions projecting at graduated lengths, front bay window, and centred 2-storey rear extension (Images 2.1-2.4);
- b) Red brick cladding in stretcher bond on 1st storey and painted-wood square shingles above; painted-wood belt course (Images 2.1-2.5);
- c) Steeply pitched side-gable roof with flared front edge and two steeply pitched front cross-gable roofs; shed roofs over centred front and back 2<sup>nd</sup> storey extensions; deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; fascia and exposed rafters both with notched ends (Images 2.1-2.6);
- d) Inset verandah with plain porch balustrade and red brick porch posts with plain sandstone caps (Images 2.1, 2.3 and 2.7);
- e) Original fenestration (window patterns and openings); rough-face sandstone lintels and sills (1<sup>st</sup> storey) and wood surrounds (2<sup>nd</sup> storey) (Images 2.1-2.5); and
- f) Chimney in red brick in stretcher bond with plain concrete cap (Image 2.3).

Note: The north front corner single storey extension built ca. 2013, while sympathetically designed is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 2.2).



(Image 2.1: Northeast façade)



(Image 2.2: Northwest façade. Dashed outline indicates the corner single storey extension built ca. 2013 that, while sympathetically designed, is not regulated)



(Image 2.3: Southeast façade)



(Image 2.4: Southwest façade)



(Image 2.5: Examples of deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; fascia with notched ends)



(Image 2.6: Examples of deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; exposed rafters with notched ends)



(Image 2.7: Detail of verandah with plain porch balustrade and red brick porch posts with plain sandstone caps)

### 3.0 Interior

The following elements are regulated:

- a) 1st storey original moulded oak doorway/window casings, baseboards, and panelled oak doors (Images 3.1-3.6);
- b) Extant foyer woodwork including oak closed-string, open-well staircase with oak plain railing, square panelled newel posts with horizontal banding, flat caps; oak wall and ceiling paneling; oak storage bench (Image 3.3);
- c) Extant living and dining room woodwork including oak wall panelling with bracketed plate rail (dining room) and built-in oak cabinets with leaded glass fronts in geometric patterns (Images 3.4-3.7); and
- d) Round-arch stone fireplace with keystone; molded oak mantelpiece, bracketed oak mantelshelf; square glazed hearth tiles (Image 3.8).

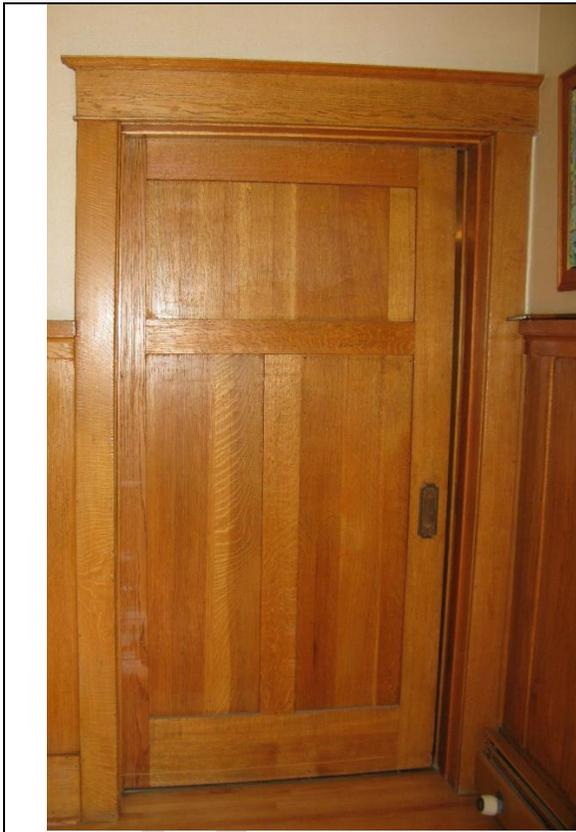


Image 3.1: Example of 1st storey original moulded oak doorway casing, baseboards, and panelled oak door



Image 3.2: Example of 1st storey original moulded oak window casing



(Image 3.3: Oak closed-string, open-well staircase with oak plain railing, square panelled newel posts with horizontal banding, flat caps; foyer oak wall and ceiling paneling; oak storage bench)



Image 3.4: Example of living room oak wall panelling

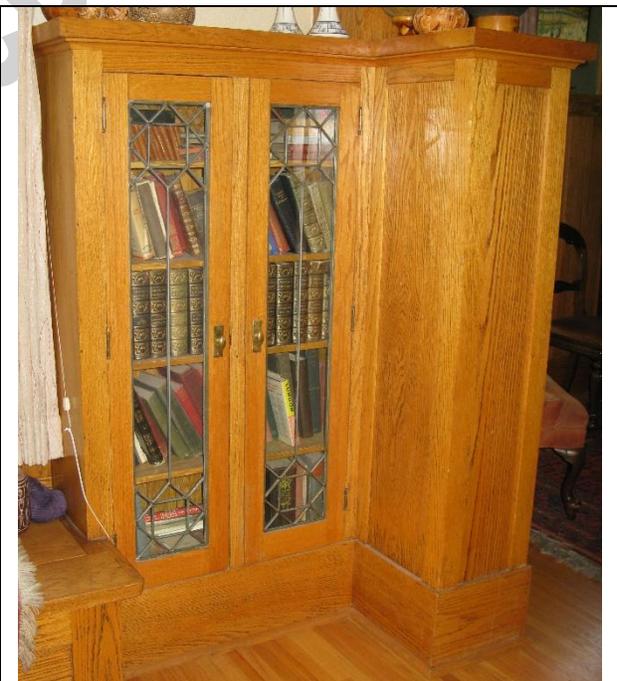


Image 3.5: Example of one of three living room built-in oak cabinets with leaded glass fronts in geometric patterns, two of which flank an oak storage bench



Image 3.6: Example of dining room oak wall panelling with bracketed plate rail



Image 3.7: Dining room built-in oak cabinet with leaded glass fronts in geometric patterns



(Image 3.8: Round-arch stone fireplace with keystone; molded oak mantelpiece, bracketed oak mantelshelf; square glazed hearth tiles)

## 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