

BYLAW NUMBER 8M2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO
DESIGNATE THE ANDERSON 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 to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of its heritage value;

AND WHEREAS the owner of the Anderson Residence has 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 Anderson Residence as a Municipal Historic Resource"

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "Anderson Residence" comprises:
 - a) a wood-frame Modern-style residence dating from 1975;
 - b) 949.035 square-meters of land which comprises the parcel; and
 - c) is located at 1013 Royal Avenue SW, and legally described as:

FIRST
PLAN 7518HF
BLOCK 32

THAT PORTION OF LOT 13 WHICH LIES TO THE EAST OF A STRAIGHT LINE BETWEEN THE SOUTH WEST CORNER OF THE SAID LOT 13 AND A POINT ON THE NORTHERLY BOUNDARY OF THE SAID LOT 13, 30 FEET EAST OF THE NORTH WEST CORNER THEREOF EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
PLAN 7518HF
BLOCK 32

THAT PORTION OF LOT 14 WHICH LIES TO THE WEST OF A STRAIGHT LINE BETWEEN A POINT ON THE SOUTHERLY BOUNDARY 20 FEET WEST FROM THE SOUTH EASTERLY CORNER OF THE SAID LOT 14 AND A POINT ON THE NORTHERLY BOUNDARY 45 FEET PERPENDICULARLY DISTANT EASTERLY

FROM THE WESTERLY BOUNDARY OF SAID LOT 14 EXCEPTING THEREOUT
ALL MINES AND MINERALS
as shown on attached Schedule "A".

3. The Anderson Residence is hereby designated as a Municipal Historic Resource as defined in the *Act*.
4. The heritage value of the Anderson Residence is hereby described in the attached Schedule "B".
5. The specific elements of the Anderson 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 Anderson 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 the City of Calgary Council, or the person appointed by the City of Calgary 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 Anderson 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, 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.

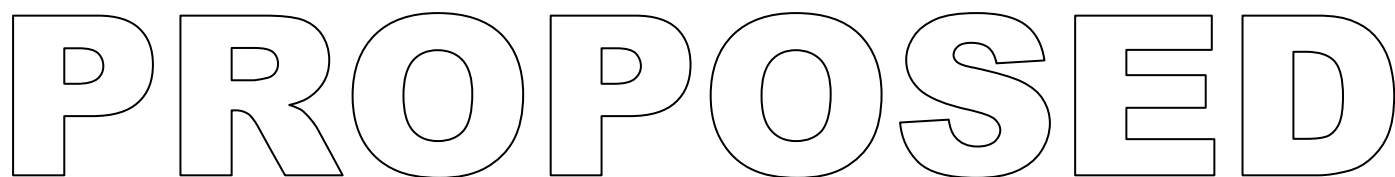
READ A FIRST TIME THIS ____ DAY OF _____, 2016.

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 “B” TO THE BYLAW TO DESIGNATE THE ANDERSON RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Description of the Historic Place

The Anderson Residence is a one-storey plus full-height walk-out basement house with a dramatic sky lit roof and exaggerated exposed beams and muscular trusses. The house is oriented on a steep hilltop property with spectacular views of downtown Calgary. The sophisticated West Coast Modern-style house, completed in 1975, features vertical wood siding, large fixed and clerestory windows and a wrap-around balcony. The house is situated on a densely treed lot, with access from a lane south of Royal Avenue SW in the Upper Mount Royal neighbourhood.

Heritage Value of the Historic Place

The Anderson Residence, completed in 1975, is a dramatic, high-style, late, West Coast Modern-style house significant for its innovative design that showcases the interrelationship between building and nature. Calgary-based architect, Bill Boucock was the architect and structural engineer for the project. He is recognized for his exquisitely designed St. Andrew's Church (1969), and Earl Grey Elementary School (1967), also in Upper Mount Royal.

The concept was conceived by first owners, Gail Anderson and Andrew Yeoman, who envisioned a space that incorporated a sky-lit tropical courtyard, and maximized stunning vistas to downtown Calgary. Boucock focused the design around a central interior tropical garden. Large, stained-wood trusses - exposed in the interior and exterior - add texture to the otherwise neutral interior and parallel the central courtyard, running through to the outside. Large fixed picture and clerestory windows bring transparency and natural light into the space with the house deliberately planned to make the best and maximum use of the natural light at all times of the day. The courtyard, with large mature tropical plants and trees, is encased with low concrete walls that run to the basement floor; the base of the garden is unpaved to ensure proper drainage. Rainwater is collected and stored in a basement tank, which can be pumped up for watering the garden. The design was awarded for its distinguished design in the first City of Calgary Urban Design Awards competition in 1979.

The Anderson Residence is highly valued for its unique construction techniques, designed as a response to the challenges inherent in the narrow, steep lot. Boucock utilized a finely executed post and beam construction with an exposed truss structural form to maximize the interior volumes. Using building technology borrowed from greenhouses, Boucock designed an innovative raised monitor (gabled) glass roof supported by massive wooden trusses. Airflow is controlled through mechanical louvre windows in the monitor roof.

The Anderson Residence is also valued as a rare example of late, West Coast Modern architectural-style in Calgary. Hallmarks of the style, as evidenced in the Anderson Residence, include its almost exclusive reliance on wood and seamless integration of the building with the natural environment. The entire house is cloaked in vertical wooden siding and has wide roof overhangs with large exposed beams and trusses that thrust dramatically out of the house, doubling as exterior trellises. The residence features an irregular massing with the main living space on the upper floor and a walk-out basement below with additional living space and bedrooms. A wide-pitched gabled roofline frames the spectacular downtown views and large windows, and wide overhanging decks create a blurred transition between the inside and outside spaces. The magnificent vistas and surrounding vegetation viewed from the interior space and open balconies, and the interplay of light through the heavy timber trusses in the interior, create a dynamic and almost rustic urban sanctuary.

The Anderson Residence is also valued for its association with its first and current owner, Gail Anderson. She lead the committee tasked with the development of a public art policy for the City of Calgary and she served as the first chair of the Public Art Board.

The Anderson Residence is additionally valued symbolically as one of many fine quality historical residences in the Upper Mount Royal neighbourhood. Initially developed in an area of Calgary's finest grand estates, a large palatial house was completed in 1912, surrounded by a stone retaining wall built the same year by F.F. Co. The property was subdivided again for redevelopment in 1957, at which time the 1912 house was demolished. The original stone wall continues to front the north side of several lots along Royal Avenue, including the Anderson Residence.

With its elevated sitting in the Upper Mount Royal neighbourhood and striking Modern-style architecture, the Anderson Residence is a landmark in the community.

Character-Defining Elements

The key elements that define the heritage character of the Anderson Residence include but are not limited to its:

- setting at the southern extent of a steeply sloped lot in the Upper Mount Royal neighbourhood in Calgary, accessible by a public lane to the south with views to downtown Calgary;
- siting on a trapezoidal lot within an eclectic mixed residential context;
- associated landscaping elements including vertical board wood (cedar) fence enclosing south yard; wooden decking and planting beds and terraced planting beds in south yard;
- form, scale, and massing as expressed by its: irregular plan; one-storey with full-height walk-out basement; low pitched front-gabled roof with raised central monitor roof; wide overhangs with exaggerated rafters projecting over the deck to serve as trellises; wide pitched projecting gabled roof on north façade with projecting gable screen and truss system extending over front deck; attached garage on southwest side of house;
- construction materials including: wooden frame with wooden truss structural system; concrete foundation; exposed rafters and beams; vertical wooden (cedar) siding; wooden soffits; wood detailing and trim; cedar shingle roofing;
- original fenestration including: large fixed full-height windows on all facades; clerestory windows on a side of house, triple assembly wooden-sash windows with centrally fixed middle window and casements on either side; two operable greenhouse roof (skylight) sections; central entryway on south side with large glass transom and side lights around central double solid wooden doors; and
- additional features such as: wrap-around wooden deck with full glass balustrade.

original interior features such as:

- layout/ configuration of the upper level; exposed, stained-wood beams and trusses paralleling courtyard; open-plan concept with pony walls for privacy; central courtyard surrounded with mature tropical plants and trees; Mexican tile floors; original lighting such as globe pendants; corner fireplace in living room; spiral staircase down to basement; galley kitchen; cedar-panelled bathroom with blue cast-iron tub.

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

REGULATED PORTIONS

1.0 North Façade

- a) vertical, board, cedar siding stained a light brown/olive colour and two horizontal cedar bands stained a light brown colour (Photos 1.1, 1.2, 1.3);
- b) fenestration, comprising plate-glass, thermal-pane windows in a variety of assemblies (Photos 1.1, 1.2, 1.3);
- c) wraparound, upper level deck with steel-rimmed glass balustrade and 2x4 wood decking (Photos 1.1, 1.2, 1.3);
- d) extended, decorative exposed rafters and truss (Photos 1.1, 1.2, 1.3);
- e) two separate basement-level entrances, each with solid wood doors; an upper-level glass and wood deck door (Photos 1.2, 1.3).



(Photo 1.1: historic view of the North and West Façades – view from the north west - *Western Living* magazine, October 1977 – courtesy Liz Bryan)

PROPOSED



(Photo 1.2: view of the North Façade)



(Photo 1.3: oblique view of the North and West Facades – view from the north west)

2.0 South Façade

a) vertical, board, cedar siding stained a light brown/olive colour and two horizontal cedar bands stained a light brown colour (Photos 2.1, 2.2, 2.3, 2.4);

DESIGN PROPOSAL

- b) fenestration, comprising plate-glass, thermal-pane windows in a variety of assemblies including entrance sidelights and transom light (Photos 2.1, 2.2, 2.3, 2.4);
- c) central entrance with solid wood double doors; asymmetrical garage entrance with unglazed vertical, board, cedar siding (Photos 2.1, 2.2);
- d) extended, decorative exposed rafters and truss (Photo 2.1).



(Photo 2.1: South Façade – the main entrance)

PROPOSED



(Photo 2.2: South Façade – the main entrance)



(Photo 2.3: easterly portion of the South Facade)

PROPOSED



(Photo

2.4: westerly portion of the South Façade, showing garage entrance)

PROPOSED

3.0 East Façade

- a) vertical, board, cedar siding stained a light brown/olive colour and two horizontal cedar bands stained a light brown colour (Photos 3.1, 3.2);
- b) fenestration, comprising plate-glass, thermal-pane windows in a variety of assemblies (Photos 3.1, 3.2).



(Photo 3.1: oblique view of the southerly portion of the East Façade – view from the south east)



(Photo 3.2: view of the northerly portion of the East Façade)

PROPOSED

4.0 West Façade

- a) vertical, board, cedar siding stained a light brown/olive colour and two horizontal cedar bands stained a light brown colour (Photos 4.1, 4.2, 4.3, 4.4);
- b) fenestration, comprising plate-glass, thermal-pane windows in a variety of assemblies (Photos 4.1, 4.2, 4.3);
- c) wraparound, upper-level deck with steel-rimmed glass balustrade and 2x4 wood decking (Photos 4.1, 4.2, 4.3, 4.5).



(Photo 4.1: view of the northerly portion of the West Façade – view to the south)



(Photo 4.2: view of the northerly portion of the West Façade – view to the north)

PROPOSED



(Photo 4.3: view of the northerly portion of the West Façade- view to the south)



(Photo 4.4: view of northerly portion of West Façade showing exposed basement)

PROPOSED



(Photo 4.5: view of southerly portion of West Façade –view to the north)

PROPOSED

5.0 Form and Roof / Roof Elements

- a) one-storey form, plus an exposed/partially basement (fully exposed at north end of building) (Photos 1.2, 1.3);
- b) front gable roof; exposed rafters and wooden tongue-and-groove soffits (Photo 5.1); operable, vented glass skylight (greenhouse roof) spanning the central courtyard (Photos 5.2, 5.3); operable, vented glass skylight (greenhouse roof) over the potting room (south-east corner) (Photos 5.3, 5.4).



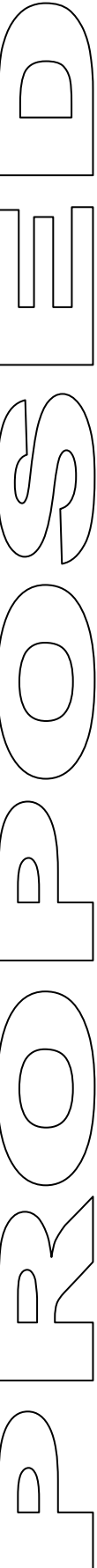
(Photo 5.1: an example of the wooden soffits and exposed rafters)



(Photo 5.2: the glass skylight /greenhouse roof spanning the central courtyard –view from interior)



(Photo 5.3: aerial view of the roof and form of the house)



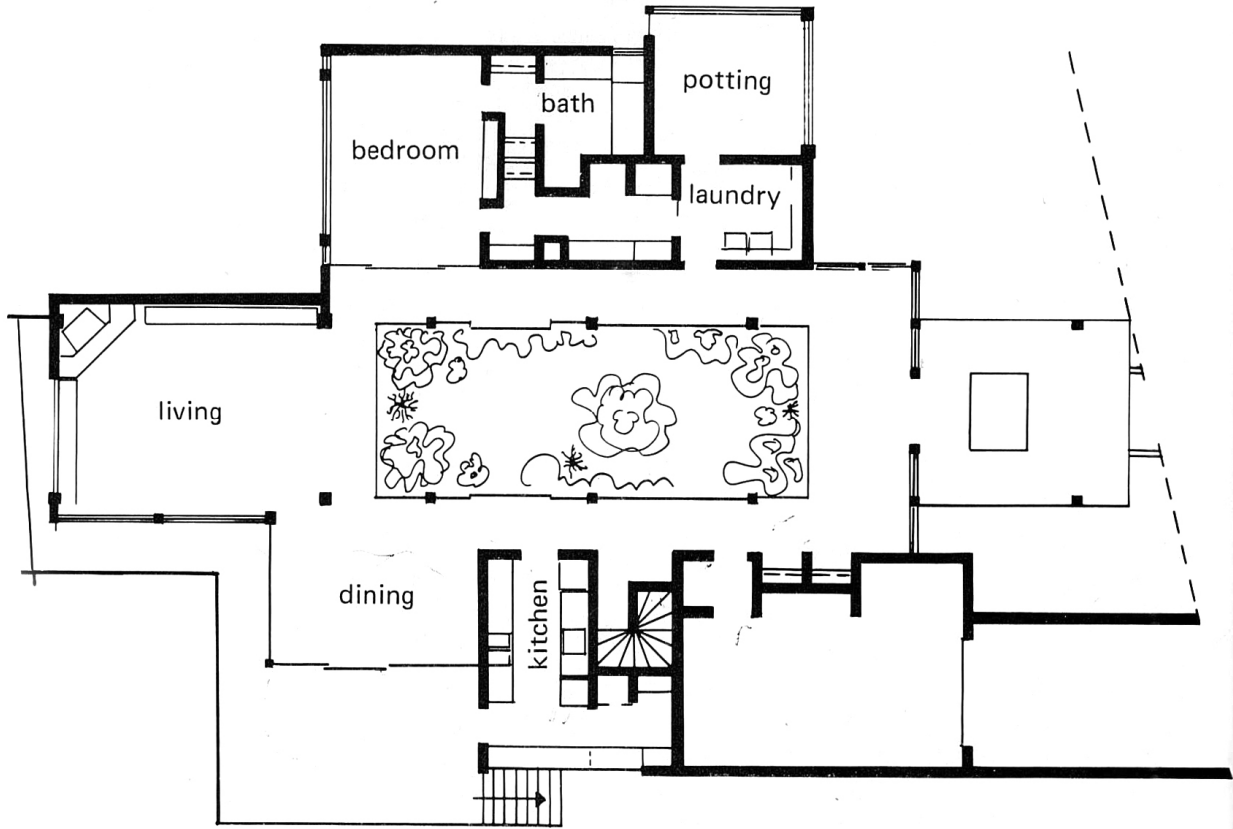


(Photo 5.4: the glass skylight /greenhouse roof over the potting room –view from interior)

6.0 Interior

- a) the upper-level plan/configuration excepting those portions of the plan south of the bedroom wall and east of the courtyard wall (Image 6.1; Photos 6.2 – 6.12)
- b) the exposed wooden roof trusses extending the length of the house from north to south and the associated support posts (Photos 6.3, 6.4, 6.14); and
- c) the exposed, stained-wood rafters and stained, tongue-and-groove wood ceiling throughout the upper level (Photo 6.14)
- d) the three-quarter height walls comprising the configuration – with glass extensions to the ceiling atop the courtyard walls (Photo 6.15); the plain plaster finish of the walls and the three-quarter-height continuous stained-wood band unifying all of the rooms (Photo 6.16); the glass foyer walls (Photo 6.17);
- e) the Mexican clay- tile flooring surrounding the courtyard, in the foyer, dining, kitchen and pantry areas (Photo 6.18);
- f) the staircase finishes including solid, stained-wood railings, plastic balusters/ newels and solid wood stairs (Photos 6.19, 6.20);
- g) the elements of the courtyard garden including planting beds and wood decking (2x4 wood decking) (Photo 6.21);
- f) the metal, hooded living room fireplace (Photo 6.22).

PROPOSED



(Image 6.1: the upper-level plan / configuration - *Western Living* magazine, October 1977, courtesy Liz Bryan – note that the drawing does not include the front deck, which was an original feature, and includes stairs from the deck to the ground , which were not constructed)

PROPOSED



(Photo 6.2: historic view of the living room – *Western Living* magazine, October 1977 – courtesy Liz Bryan)

PROPOSED



(Photo 6.3: view of the living room)



(Photo 6.4: view of the central courtyard)

PROPOSED



(Photo 6.5: historic view of the courtyard from the living room – *Western Living* magazine, October 1977 – courtesy Liz Bryan)

PROPOSED

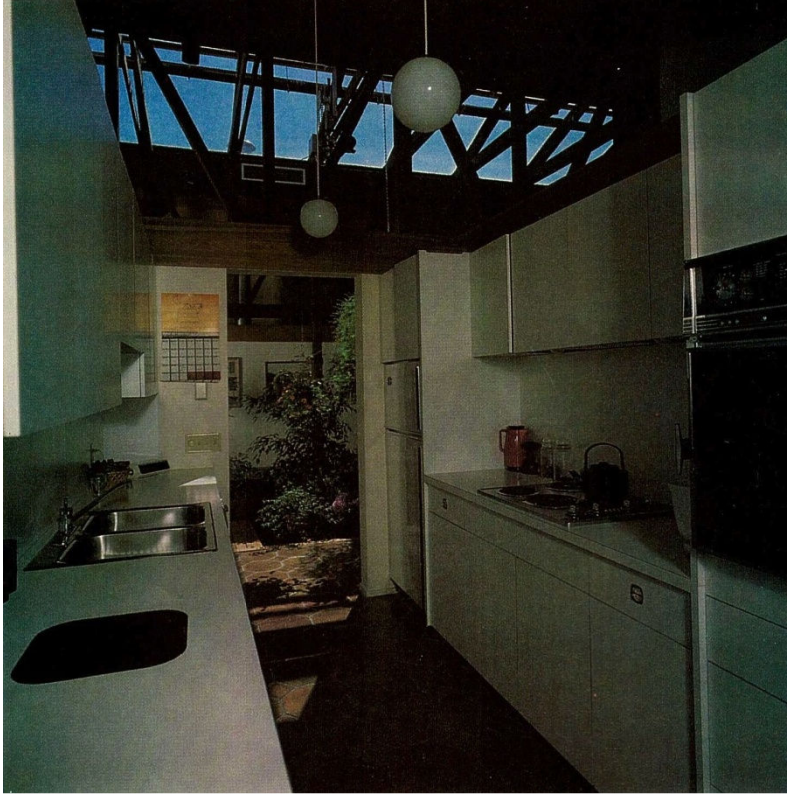


(Photo 6.6: historic view towards the bedroom from the courtyard – *Western Living* magazine, October 1977 – courtesy Liz Bryan)



(Photo 6.7: view of the bedroom from the courtyard)

PROPOSED



(Photo 6.8: historic view of the kitchen from the pantry towards the courtyard – *Western Living* magazine, October 1977 – courtesy Liz Bryan)



(Photo 6.9: view of the kitchen from the pantry towards the courtyard)

PROPOSED



(Photo 6.10: historic view towards the living room from the dining room – *Western Living* magazine, October 1977 – courtesy Liz Bryan)

PROPOSED



(Photo 6.11: view of the dining room from the living room)



(Photo 6.12: view of the foyer / main entrance)

PROPOSED



(Photo 6.13: detail view of a portion of the roof truss)



(Photo 6.14: detail view of the wooden tongue-and-groove ceiling and exposed rafters)



(Photo 6.15: an example of the three-quarter height interior walls around the courtyard)



(Photo 6.16: an example of the three-quarter-height continuous, stained-cedarband unifying all of the rooms)

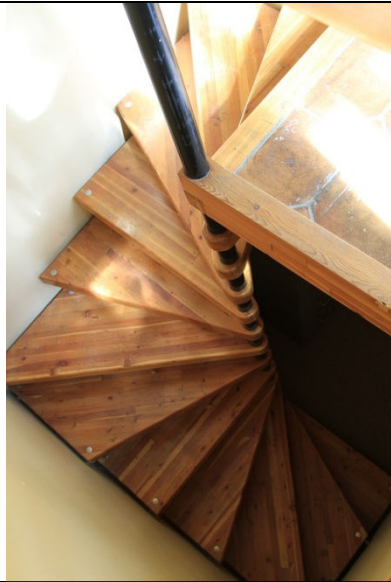
PROPOSED



(Photo 6.17: the glass end wall of the foyer, protecting the tropical plantings from cold air from the main entrance)



(Photo 6.18: an example of the Mexican clay-tile flooring)



(Photo 6.19: the wooden, spiral staircase)



(Photo 6.20: the railings, and plastic newels of the spiral staircase)

PROPOSED



(Photo 6.21: detail view of a portion of the wood decking and planing beds of the courtyard)



(Photo 6.22: the metal living room fireplace)

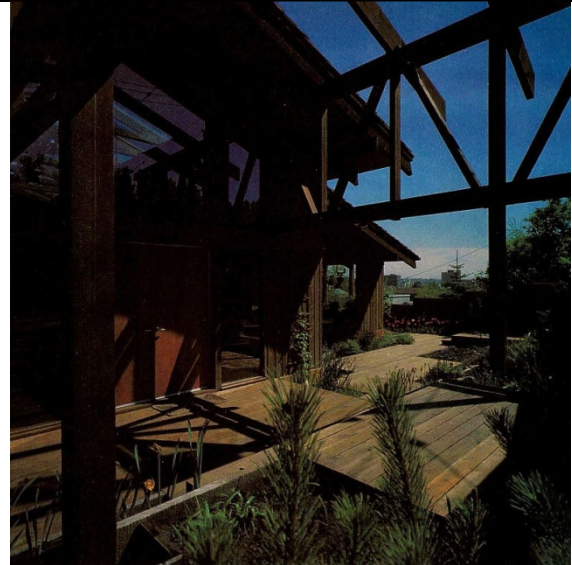
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7.0 Context / Land/ Landscaping

- a) the current (original) location of the house on the land (see Schedule “A”);
- b) open and soft-landscaping character of the land in front of the house (to the north), - although specific landscape elements in that area are not regulated;
- c) the fence (wall) of vertical cedar boards - with horizontal wood bands at the top and bottom - that encloses the south yard of the house and extends along the east property line (Photos 7.1, 7.3, 7.4)
- d) the south yard wooden decking fronting and flanking the main entrance (2x4 wood decking) ; the planting beds surrounding the house and the south yard periphery (terraced along the southerly periphery) (Photos 7.2, 7.3, 7.4).



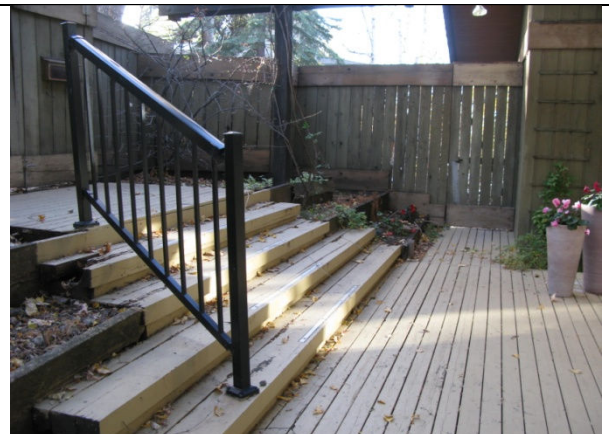
(Photo 7.1: a portion of the fence enclosing the south yard)



(Photo 7.2: historic view of the south yard landscaping – *Western Living* magazine, October 1977 – courtesy Liz Bryan)



(Photo 7.3: view of the east side of the south yard landscaping showing fencing, decking and planting beds)



(Photo 7.4: view of the west side of the south yard landscaping showing fencing, decking and planting beds)

PROPOSED

SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE ANDERSON 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 conserved.

The Standards

Definitions of the terms in italics below are set forth in 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	Parks Canada National Office
Planning, Development and Assessment	25 Eddy Street
Department	Gatineau, Quebec
P.O. Box 2100, Stn. M, #8073	Canada
Calgary, Alberta, T2P 2M5	K1A 0M5