

BYLAW NUMBER 37M2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE JUNIOR RED CROSS
CHILDREN'S HOSPITAL AS A MUNICIPAL
HISTORIC RESOURCE**

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the "Act") permits the Council of The City of Calgary 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 owners of the Junior Red Cross Children's Hospital 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 Junior Red Cross Children's Hospital as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "Junior Red Cross Children's Hospital" comprises:
 - a) a red-brick Foursquare-style residence dating from 1913;
 - b) 557 square-meters of land which comprises the parcel; and
 - c) is located at 522 – 18 Av. SW, and legally described as:
 - 9811708; 1
 - 9811708; 2
 - 9811708; 3
 - 9811708; 4
 - 9811708; 5
 - 9811708; 6as shown on attached Schedule "A".
3. The "Junior Red Cross Children's Hospital" is hereby designated as a Municipal Historic Resource as defined in the *Act*.
4. The heritage value of the Junior Red Cross Children's Hospital is hereby described in the attached Schedule "B".
5. The specific elements of the Junior Red Cross Children's Hospital 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 Junior Red Cross Children's Hospital, 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 Junior Red Cross Children's Hospital, 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.

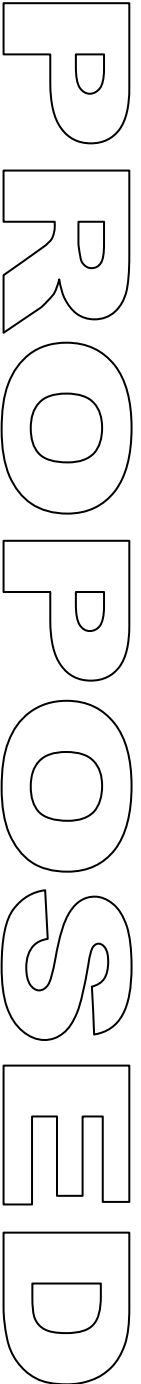
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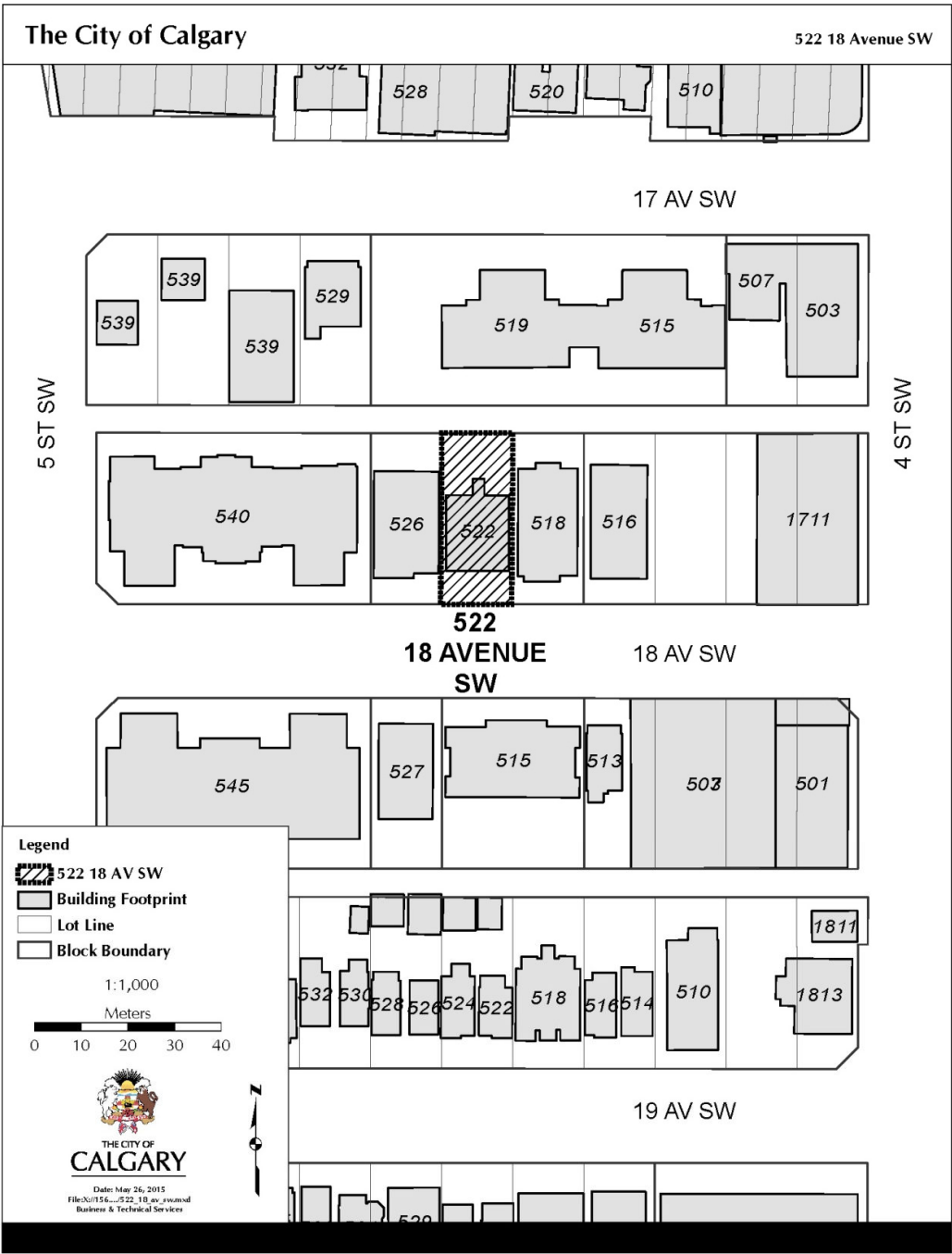
READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.



SCHEDULE “A” TO THE BYLAW TO DESIGNATE THE JUNIOR RED CROSS CHILDREN’S HOSPITAL AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE “B” TO THE BYLAW TO DESIGNATE THE JUNIOR RED CROSS CHILDREN’S HOSPITAL AS A MUNICIPAL HISTORIC RESOURCE

Description

The Junior Red Cross Children’s Hospital, built in 1913, is a two–storey, Foursquare-style house clad in red brick with a low-pitched hip roof with dormers and a two-storey, full-width, front veranda. Originally a duplex dwelling, the building is now a 6-unit condominium. The property is within the inner-city community of Cliff Bungalow.

Heritage Value

The house at 522 18th Av SW is representative of the early development of Cliff Bungalow as a middle-class neighbourhood during Calgary’s first building boom, 1907–1913. Named Cliff Bungalow in the 1920s, the community is on former Canadian Pacific Railway land annexed by the City in 1907 to meet a surging demand for housing sites. The land was subdivided in 1907 and 1910, laid out in the CPR’s typical grid pattern with narrow lots. From the start, the community featured comfortable detached houses along with a few duplexes and apartment blocks. Residents were CPR junior managers, professionals, and business owners. Streetcar service along 4th St started in 1909, promoting commercial development on 4th St and 17th Av.

This duplex house, built in 1913, is a good example of a Foursquare-style dwelling, once a common style in the neighbourhood. This practical design has an unadorned, rectangular form; hip roof; and neat brickwork. It was inspired by the Prairie houses of Frank Lloyd Wright and his contemporaries and popularized by early 20th-century pattern books. This house—with its symmetrical facade, prominent entranceway, full-width front veranda, and central front-facing dormer—is in the style’s most common subtype.

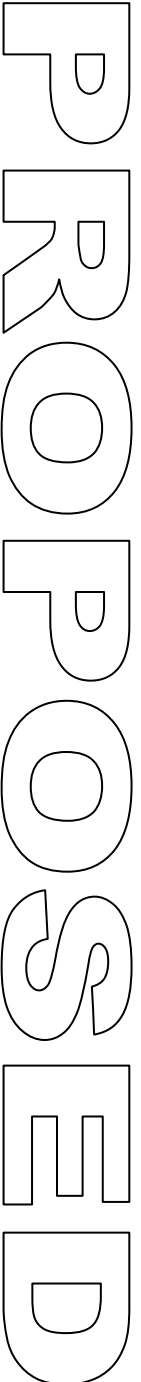
It was built for owner Joseph E. Wright and his wife Annetta (nee Bannerman) who was from a pioneering Alberta family. When here, Wright was a real estate partner with his brother-in-law Lloyd Bannerman (developer of the Bannerman Block on 4th St), then an insurance clerk. The other duplex unit was rented during 1915–1920 by Alexander Hannah, a barrister and founding director of the Royalite Oil Company.

In 1921 the building was converted into a nursing home run by Elizabeth A. Leveque and briefly used in that capacity. Annetta Wright continued to own it until 1950.

In 1920 the Alberta Division of the American Red Cross Society—which ran an orphans’ home that also housed children recovering from surgery—decided that a separate children’s hospital was needed. In May 1922 it formally opened the Junior Red Cross Children’s Hospital in this building, to provide free medical care for children in the province whose families could not afford it. The name linked it to the Junior Red Cross, which engaged school children through local chapters. The chapters raised funds for the hospital. Numerous local individuals and groups also provided support, including the Junior Red Cross Sick Children’s Fund, the Girl’s (later Children’s) Hospital Aid Society, and the Kinsmen Club of Calgary. The furnishings and equipment were rented from Leveque.

This was the first “Junior Red Cross” facility in Canada (hospital wings opened later in Regina and Edmonton), the first hospital just for children west of Winnipeg, and the founding institution for the Alberta Children’s Hospital, which opened its present 750,000-square-foot facility in 2006.

The hospital could house some 35 to 40 patients, with girls on the first and top floors and boys



on the second. There was a reception room, classroom, second-storey bathroom, and, by fall 1922, an operating room for minor surgery. The second-storey balcony was soon enclosed in glass. A basement bathroom was added, as was a backyard “solarium” tent that could hold 10 beds for tuberculosis patients.

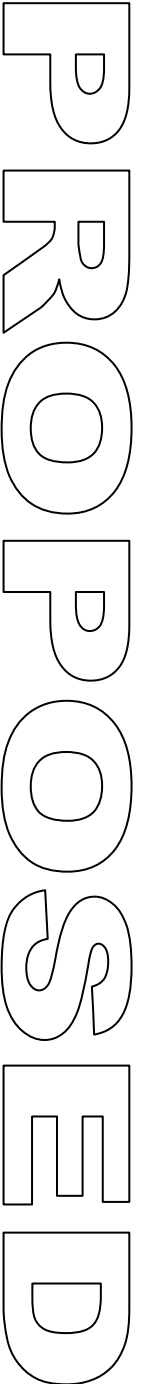
Patients, aged six months to 19 years, usually stayed for a few weeks or months, but some for more than a year. Conditions treated included tonsillitis, polio, tuberculosis, malnutrition, club foot, cerebral palsy, and Down Syndrome. The nursing and housekeeping staff and a teacher (who also taught handicrafts) were paid, but medical specialists—such as Reginald B. Deane, Alberta’s first orthopaedic surgeon, and Mildred Spreckley, Calgary’s first trained physiotherapist—donated services. Volunteers helped, including leading social activities on and off site.

In 1929 the hospital moved to larger quarters in Mount Royal. This building then served until 1981 as the Walter Murray Apartments.

Character-Defining Elements

Character-defining elements of the property include, but are not limited to:

- two-storey, rectangular, symmetrical form with central entrance;
- low-pitched hip roof with front, back, and side dormers;
- wood construction clad in red brick in stretcher bond; wood-shingle dormer cladding (in dormers); reinforced, pre-cast concrete sills; parged concrete keystones (South Facade); plain concrete foundation;
- fenestration with symmetrical arrangement;
- full-width two-storey open veranda; first-storey portion of veranda with plain painted-wood balusters tongue-and-groove ceiling; panelled wood columns, newels and pilasters; closed second-storey balustrade clad with wood shingles;
- interior features: unglazed porcelain tiles on section of lobby floor (white with Greek-key border in green), narrow-width fir flooring;
- front yard open character and soft landscaping.



SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE JUNIOR RED CROSS CHILDREN’S HOSPITAL AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 South Façade

1.1

a) red-brick-clad walls; pre-cast concrete finishes comprising window keystones and sills (Photos 1.2 – 1.5); Note: a portion of the second-storey brick façade has been painted

b) the door and window arrangement and openings (Photos 1.4, 1.5); and

c) the open front veranda of wood-construction with square, panelled columns and newel posts, plain first-storey balustrades, wooden tongue-and-groove ceiling and second-storey balustrade shingled balustrade (Photos 1.2 – 1.6).

Note: the second-storey balustrade originally matched the first-storey balustrade and a return to that configuration/ appearance is not precluded.



(Image 1.2: Oblique view of the South Façade upon conversion to the Junior Red Cross children's Hospital, ca. 1922, courtesy Glenbow Museum and Archives)

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Glenbow Archives NA-2903-9



(Image 1.3: Oblique view of the South Façade while used as the Junior Red Cross Children's Hospital, ca. 1920s, courtesy Glenbow Museum and Archives)



(Image 1.4: View of the South Facade)

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(Image 1.5: Oblique view from the southeast of the South Facade)



(Image 1.6: The South Façade veranda)

PROPOSED

2.0 West Façade

2.1

- a) red-brick-clad walls; pre-cast concrete window sills; plainly finished concrete foundation (Photos 2.2, 2.3); and
- b) the door and window arrangement and openings (Photos 2.2, 2.3).



(Photo 2.2: West Façade – view from the south)

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(Photo 2.3: West Façade – view from the north)

PROPOSED

3.0 North Façade

3.1

- a) red-brick-clad walls; pre-cast concrete window sills; plain concrete foundation (Photo 3.2); and
- b) the door (4 doors) and window arrangement and openings (Photo 3.2).



(Photo 3.2: North Façade)

PROPOSED

4.0 East Façade

4.1

- a) red-brick-clad walls; pre-cast concrete window sills; plainly finished concrete foundation (Photo 4.2); and
- b) the door and window arrangement and openings (Photo 4.2).



(Photo 4.2: East Façade – view from the north)

5.0 Form and Roof

5.1

- a) the two-storey, rectangular form with hip roof (1.2, 1.3, 1.4, 3.2); and

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b) shed-roof dormers (total of 4) on each roof slope with wood-shingle-clad walls and the original window arrangement and openings within (Photos 1.2, 1.3, 5.2 - 5.5).



6.0 Context / Land

6.1

- a)The current (original) location of the historic building (see Schedule “A”); and
- b) open and soft-landscape character of the land in front of the historic building (Photos 1.2-1.6).

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SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE JUNIOR RED CROSS CHILDREN’S HOSPITAL 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.

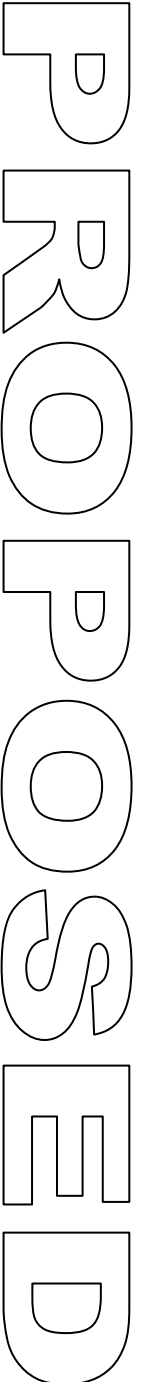
The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features 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, #8117	Canada
Calgary, Alberta, T2P 2M5	K1A 0M5

