

**BYLAW NUMBER 78M2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO DESIGNATE THE CALGARY TREND HOUSE  
AS A MUNICIPAL HISTORIC RESOURCE**

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**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 their heritage value;

**AND WHEREAS** the owner of the Calgary Trend House 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 Calgary Trend House as a Municipal Historic Resource”.

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

2. The “Calgary Trend House” comprises:
  - a) A Modern-style house dating from 1953;
  - b) 810.692 square-meters of land which comprises the parcel; and
  - c) Is located at 730 – 47 Avenue SW, and legally described as PLAN 544GQ; BLOCK 23; LOT 9 EXCEPTING THEREOUT ALL MINES AND MINERALS, as shown on attached Schedule “A”.
3. The “Calgary Trend House” is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Calgary Trend House is hereby described in the attached Schedule “B”.
5. The specific elements of the Calgary Trend House possessing heritage value are hereby known as the Regulated Portions (“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 Modernist-style, ranch-type house, 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 heritage planner 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, (*Standards and Guidelines*), as referenced and summarized in the attached Schedule "D".

b) All portions of the Modernist-style, ranch-type house, which are not described or identified as a Regulated Portion in Schedule "C" are hereby known as the Non-Regulated Portions ("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 \_\_\_\_\_, 2014.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

**The City of Calgary**

730 47 AV SW

Crescent Blvd SW

Imperial Way SW

Elbow Drive SW

6 ST SW

47 AV SW

730 47 AV SW

815, 811, 807, 803, 816, 812, 808, 815

4808, 4812, 4816, 728, 724, 720, 716, 712, 708, 704

4904, 4908, 4912, 4916, 4920, 4911, 5004, 5006, 5008, 727, 723, 719, 715, 711, 707, 5007

804 1/2, 4810, 4804 2/2, 4896, 4906 1/2, 4910, 4906 2/2, 629, 627, 623

**Legend**

- 730 47 AV SW
- Building Footprint
- Lot Lines - LSF RP
- Block Lines - LSF RP

1:2,000

Meters

0 25 50 75 100

15

ELBOW DR SW

ST-ANTHONY CONGREGATED SCHOOL

ST PHILLIPS EVANGELIST CHURCH

THE CITY OF CALGARY

Date: April 13, 2011  
File: C:\B6...730 47 AV SW.mxd  
Business & Technical Services

**SCHEDULE “B” TO THE BYLAW TO DESIGNATE THE CALGARY TREND HOUSE AS A MUNICIPAL HISTORIC RESOURCE**

**DESCRIPTION OF HISTORIC PLACE**

The Calgary Trend House is a T-shaped, split-level Modern-style ranch house set on a trapezoidal lot facing 47 Avenue on the east side of Elbow Drive. Broken into two volumes connected by a glazed stair hall, the front portion has a long, linear profile, with a monocline roof and vertical wood siding, distinguished by a central prominent red brick chimney, central inset entryway, and clerestory and banked windows on the front façade. The rear two-storey portion has a low-pitched gabled roof and irregular fenestration. A separate garage is connected to the main roofline of the front of the house by a breezeway.

**HERITAGE VALUE OF HISTORIC PLACE**

The Calgary Trend House is one of only 11 innovative and modern houses built across Canada as part of the Trend House Program from 1953 to 1954.

The Calgary Trend House is highly significant as a symbol of new expression in modern living in Calgary after the Second World War, and served as a prototype for Prairie Modernism and innovative technologies in Canadian-based materials and design. Spurred by nation-wide prosperity and optimism in the post-Second World War boom, the Trend House Program built on the success of the Case Study House program in the United States. This pan-Canadian program was sponsored by the BC Softwood Lumber Association, the Plywood Manufacturers Association and the Consolidated Red Cedar Shingle Association of BC, and was conceived as a platform to display the viability of BC softwood for the production of modern homes for the middle class. Trend Houses were built in various cities across Canada including Victoria, Vancouver, Edmonton, Regina, Winnipeg, Montréal, London, Toronto (2), and Halifax.

Calgary’s ‘Home of Tomorrow’ was completed in 1954 as an innovative design by Rule Wynn & Rule, an Edmonton firm with a Calgary office. The house was opened to the public from April 19 to August 8, 1954 and featured local products and mass-produced materials, with furnishings chosen from the Canadian Design Index, a catalog of Canadian design products selected by experts at the National Art Gallery. Furnishings from the Index were provided by Eaton’s, and all appliances were donated by General Electric.

The architecture and design of the Calgary Trend House was considered highly progressive at the time, and the house was acclaimed for its functional innovation that maximized its open spatial qualities and allowed natural light to penetrate throughout the interior spaces. The split-level design consists of only 140 square meters of space designed in a low profile, linear Modern Ranch style. The T-shaped plan, with a monocline roof at the front that connected to a separated garage to the east, ingeniously considered space and function, delineating the main public spaces such as the living, dining rooms and kitchen as open concept spaces at the front of the house, with more private living spaces in the low-pitched, side-gabled two-storey portion at the back of the house. Clerestory windows on the west side are arranged in an innovative way for both passive solar control and privacy. Full-height wall glazing on the north façade of the single storey structure allows maximum natural light and provides unencumbered views of Calgary’s downtown and concealed patio space. The numerous plantings, setbacks and carefully-planned outdoor spaces engage the streetscape and further demonstrate the progressive and humanist character of the design.

An integral component of the Trend House Program was the use of Canadian softwood products and Canadian designed materials and technologies to showcase domestic living in the postwar era. Thus, the house is clad in Western Red Cedar vertical siding and displays a central inset front door composed of Douglas Fir plywood. The interior space displays an airy vaulted ceiling with exposed Douglas Fir glulam beams – a very early use of this technology in a residential format – and knotty Western Red Cedar panels. Etched and grooved plywood panels are visible in the kitchen and dining rooms. The interior also featured innovation in space provisions utilizing softwood products for a built-in sideboard and planter in the dining room; built-in dressers and bedside tables in the secondary bedroom; and a dressing room with closet storage. The use of locally available and inexpensive products was a key feature of the Trend House Program, and the Calgary Trend House displayed this in its use of Arborite and plastic laminate countertops and backsplashes in a variety of colourful and modern patterns in the kitchen, bedrooms and washrooms.

### **CHARACTER-DEFINING ELEMENTS**

Key elements that define the heritage character of the Calgary Trend House include its:

- original location on a trapezoidal sloped lot on the east side of Elbow Drive and 47 Avenue, SW;
- siting in a residential context with views of downtown Calgary;
- form, scale and massing as expressed by its: T-shaped split-level plan, with a one-storey portion at the front with a monocline roof, a two-storey side-gabled pavilion at the rear connected by a glazed hallway and garage under the main roof separated by a breezeway;
- wood-frame construction, including Red Cedar vertical siding and Douglas Fir glulam structural beams, wood (board) soffits, Claybank red brick interior/exterior chimney;
- variety of original wood frame and fixed sash double-glazed windows including ribbon and clerestory windows with operable awning sashes on lower portion; glazed wall of windows on northwest side of house;
- exterior light fixtures;
- interior features such as: high ceilings; original plan/layout; a variety of BC softwood products such as Douglas Fir exposed ceiling beams, grooved and etched plywood paneling in kitchen and dining room, knotty Red Cedar panelling in the living room, built-in furniture including a Douglas Fir sideboard in dining room lined with a zinc planter, built-in dressing room dressers; and Arborite and laminate powder room walls and dresser top in Modern-style patterns; and
- landscape features such as mature trees, exterior spaces aligned with windows placement and doors, and concrete terrace on west facade.

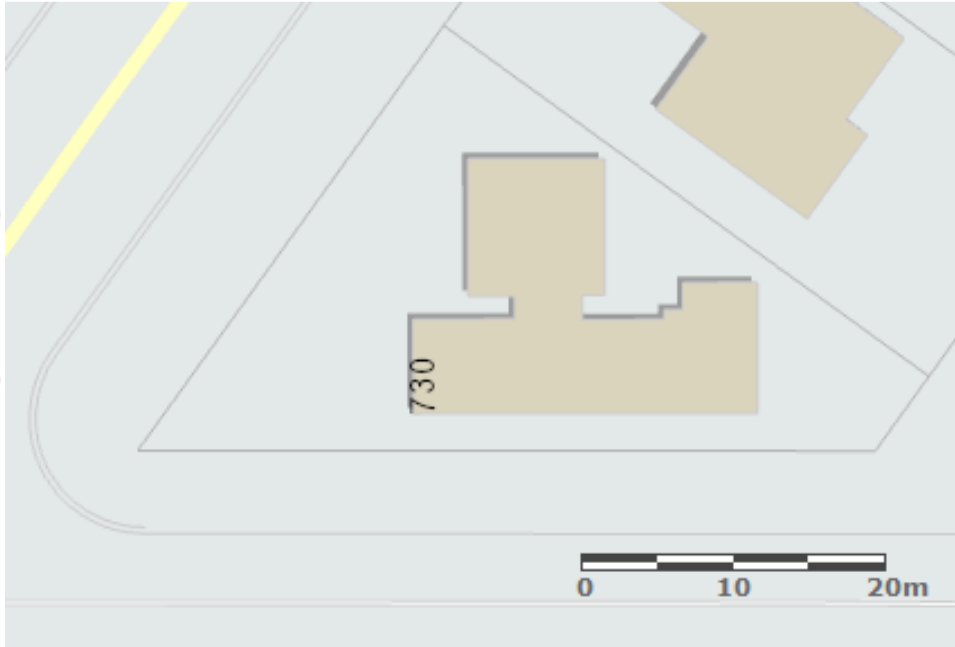
**SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE CALGARY TREND HOUSE AS A MUNICIPAL HISTORIC RESOURCE**

**REGULATED PORTIONS**

**1.0 Land / Context & Form, Scale and Massing**

**1.1**

- a) The original location and placement of the building on the property, the setbacks, site-lines to 47 Avenue SW, the landscape (excluding plantings) and soft landscaping character (Images 1.2, 2.3)
- b) The irregular, ‘T-shaped’, one-storey, split-level form of the house (Images 1.2, 3.3, 7.2)

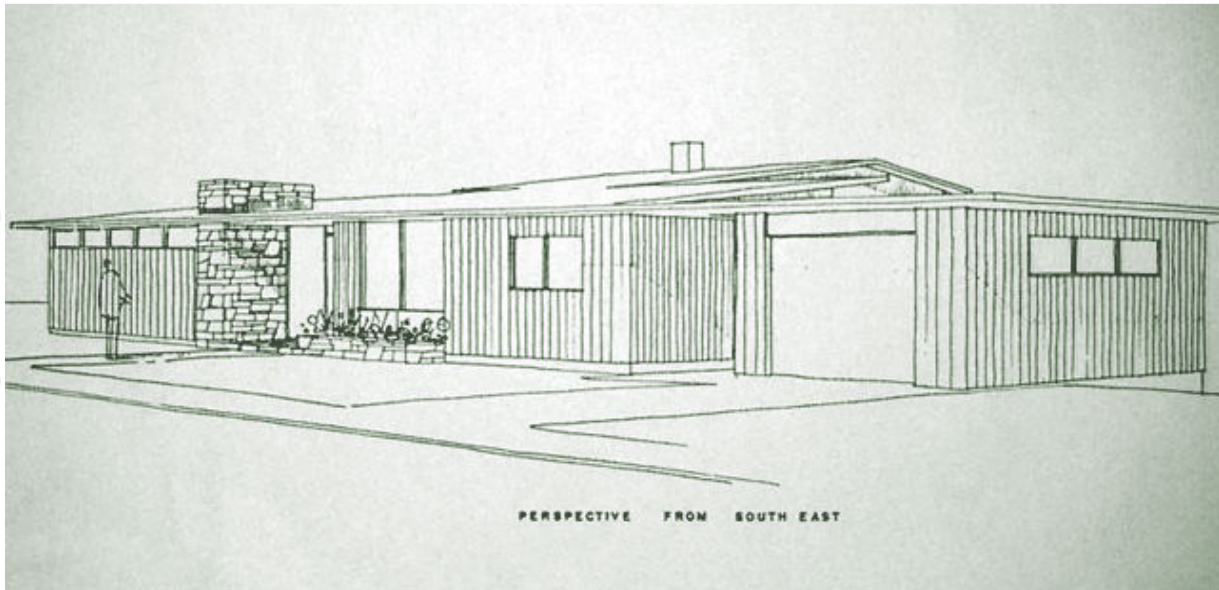


(Image 1.2: the placement of the house on the property; the irregular form of the house)

## 2.0 South Façade

### 2.1

- a) vertical, Red Cedar siding (Images 2.2, 2.3)
- b) large, rectangular, brown-coloured brick chimney framing the entrance (Image 2.3)
- c) fenestration; variety of double-glazed, single-light, wood-sash windows comprising fixed-sash clerestory windows and fixed multi-part windows including operable awning (Images, 2.4, 2.6, 2.7)
- d) main entranceway assembly with transom light, large sidelight and plain, unglazed wood door (Image 2.8)
- e) indirect ground-level lighting features (Image 2.9)
- f) plain, retractable garage door (Image 2.5)



(Image 2.2: Historic image of South Façade, 1953 - Rule Wynn & Rule Calgary Trend House Plans, Canadian Architectural Archives)





(Image 2.3: South Façade )

PROPOSED





(Image 2.4: Westerly portion of the South Façade – oblique view from the east)

PROPOSED



(Image 2.5: Easterly portion of the South Façade – oblique view from the west)



(Image 2.6: An example of the wooden-sash windows with awning opening)





(Image 2.7: The clerestory wooden-sash windows)



(Image 2.8: main entranceway assembly)

PROPOSED

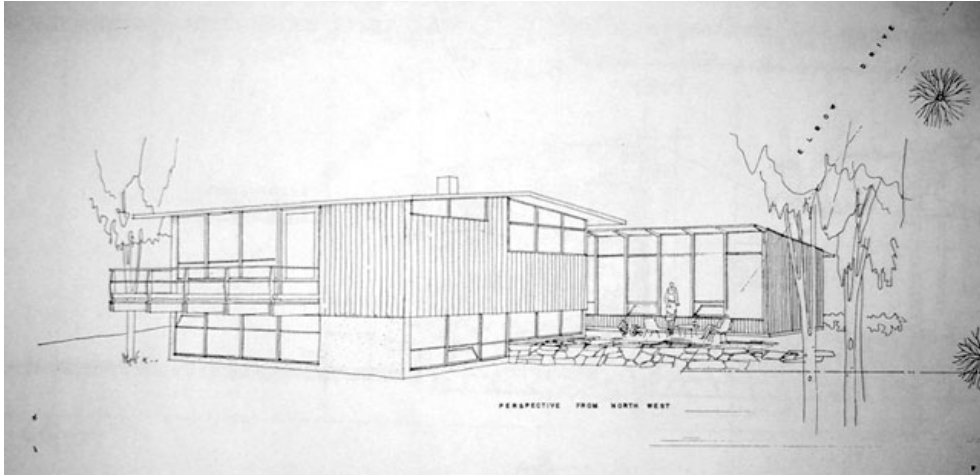


(Image 2.9: some of the indirect main entranceway lighting)

### 3.0 West Façades

#### 3.1

- a) vertical, Red Cedar siding (Images 3.2, 3.4, 3.5, 3.6)
- b) fenestration; variety of double-glazed, single-light, wood-sash windows comprising fixed and operable (awning-type) multi-part windows (Images 3.3, 3.4, 3.5, 3.6)
- c) secondary patio entrance with plain, unglazed wood door (Image 3.4)
- d) cement foundation with irregular scored pattern (Image 3.7)



(Image 3.2: West Façade, oblique view from the northwest, 1953 - Rule Wynn & Rule Calgary Trend House Plans, Canadian Architectural Archives)





(Image 3.3: West Façade, oblique view from the northwest, 1954 – Trend House Chronicles)



(Image 3.4: Northerly portion of the West Façade)

PROPOSED

PROPOSED



(Image 3.5: Northerly portion of the West Façade)



(Image 3.6: Southerly portion of the West Façade)

PROPOSED





(Image 3.7: An example of the scored concrete foundation)

#### 4.0 North Façades

##### 4.1

- a) vertical, Red Cedar siding (Image 4.2, 4.3, 4.4)
- b) fenestration; variety of double-glazed, single-light, wood-sash windows comprising fixed and operable (awning-type) multi-part windows (Image 4.2, 4.3, 4.4)
- c) open balcony and glazed, wood access door (Image 4.2)
- d) the breezeway connecting the living quarters to the garage with ceiling light openings (Image 4.5)
- e) cement foundation with irregular scored pattern (Image 3.7)



(Image 4.2: Portion of the North Façade –north wall of master bedroom )



(Image 4.3: Westerly portion of the North Façade –north wall of the living room)

PROPOSED





(Image 4.4: Easterly portion of the North Façade –north wall of the kitchen)

PROPOSED



(Image 4.5: The breezeway connecting the living quarters to the garage)

## 5.0 East Façades

### 5.1

- a) vertical, Red Cedar siding (Images 5.2, 5.3)
- b) fenestration; variety of double-glazed, single-light, wood-sash windows comprising fixed and operable (awning-type) multi-part windows (Images 5.2, 5.3)
- c) foundation doorway assembly comprising an entrance with glazed wood door, transom light and sidelights (Image 5.2)
- e) cement foundation with irregular scored pattern (image 3.7)



(Image 5.2: Northerly portion of the East Façade)

PROPOSED



(Image 5.3: Southerly portion of the East Façade showing east wall of garage)

PROPOSED



## 6.0 Roof

### 6.1

- a) Two-part roofline comprising a gentle, single-slope, monocline roof and gable roof (Images 2.3, 3.2)
- b) open eaves with exposed beam and wooden tongue-and-groove soffits (Image 6.2)
- c) closed eaves with plain, plywood board soffits (Image 6.3)



(Image 6.2: an example of the open eaves with exposed beams)

PROPOSED

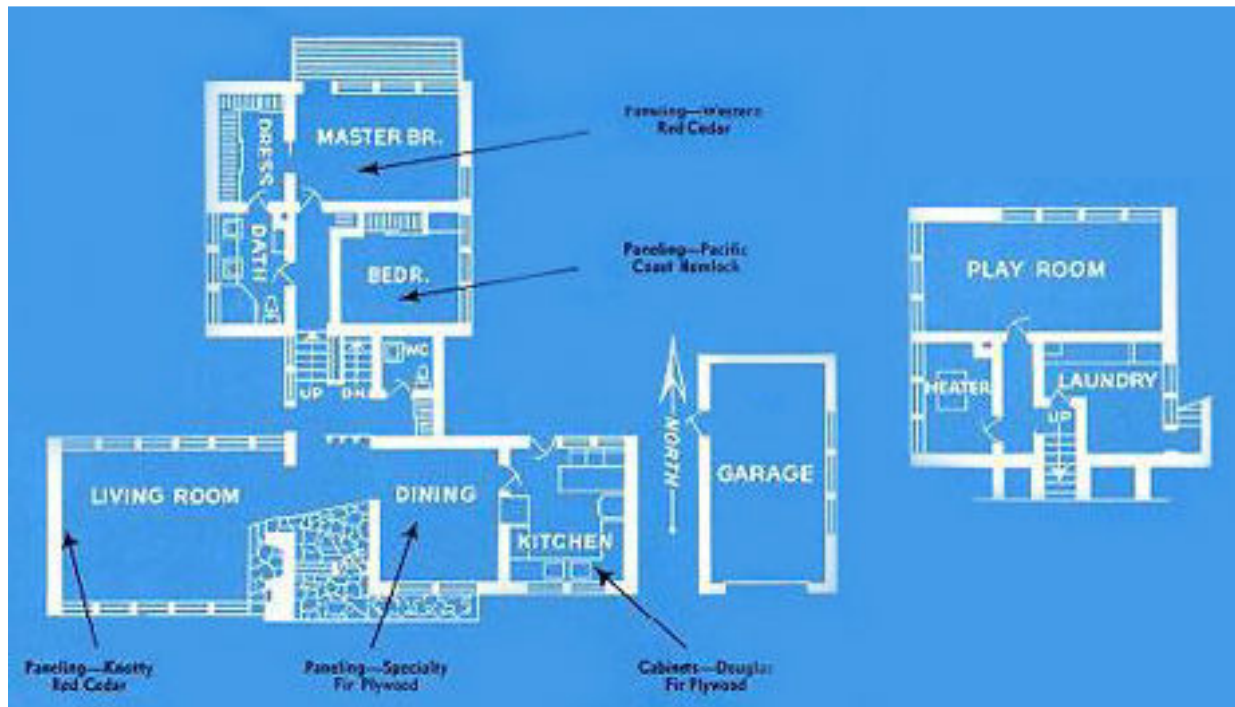


(Image 6.3: an example of the closed eaves)

## 7.0 Interior

### 7.1

- Existing (original) interior configuration/ layout (Image 7.2)
- Knotty Red Cedar interior paneling (vertical tongue-and-groove strips), Douglas Fir glulam ceiling beams (of living room, dining room, main foyer) (Images 7.3, 7.4, 7.5)
- brown-coloured brick fireplace (and foyer feature wall) (Image 7.4)
- built-in indirect lighting feature and sideboard/planter cabinetry of dining room (Image 7.6)
- other interior wall finishes comprising the textured fir plywood (dining room); the textured fir plywood (including ceiling); Western Red Cedar (master bedroom dressing room); textured fir plywood kitchen walls and ceiling; and plain drywall finishes elsewhere (Image 7.2)
- simple wooden staircase balustrade to the bedroom area (Image 7.7)



(Image 7.2: Existing (original) interior configuration/ layout)





(Image 7.3: Knotty Red Cedar interior paneling and Douglas Fir glulam beams in living room)

PROPOSED



(Image 7.4: the brick fireplace)



(Image 7.5: Knotty Red Cedar interior paneling and Douglas Fir glulam beams in foyer and dining room)



(Image 7.6: built-in indirect lighting feature and sideboard/planter cabinet - dining room)

PROPOSED



(Image 7.7: View of the open stairway to the bedroom areas)

## SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE CALGARY TREND HOUSE 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  
Planning, Development and Assessment  
Department  
P.O. Box 2100, Stn. M, #8117  
Calgary, Alberta, T2P 2M5

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

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