

## **Proposed Wording for a Bylaw to Designate the Gray 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 Gray 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 Gray Residence as a Municipal Historic Resource”.

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

2. The building known as the Gray Residence, located at 2222 16 Street SE, and the land on which the building is located being legally described as PLAN 7235AG BLOCK 21 LOT 10 AND THE NORTH HALF OF LOT 11 EXCEPTING OUT OF THE NORTH HALF OF LOT 11 THE ROADWAY ON PLAN 7352JK (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**

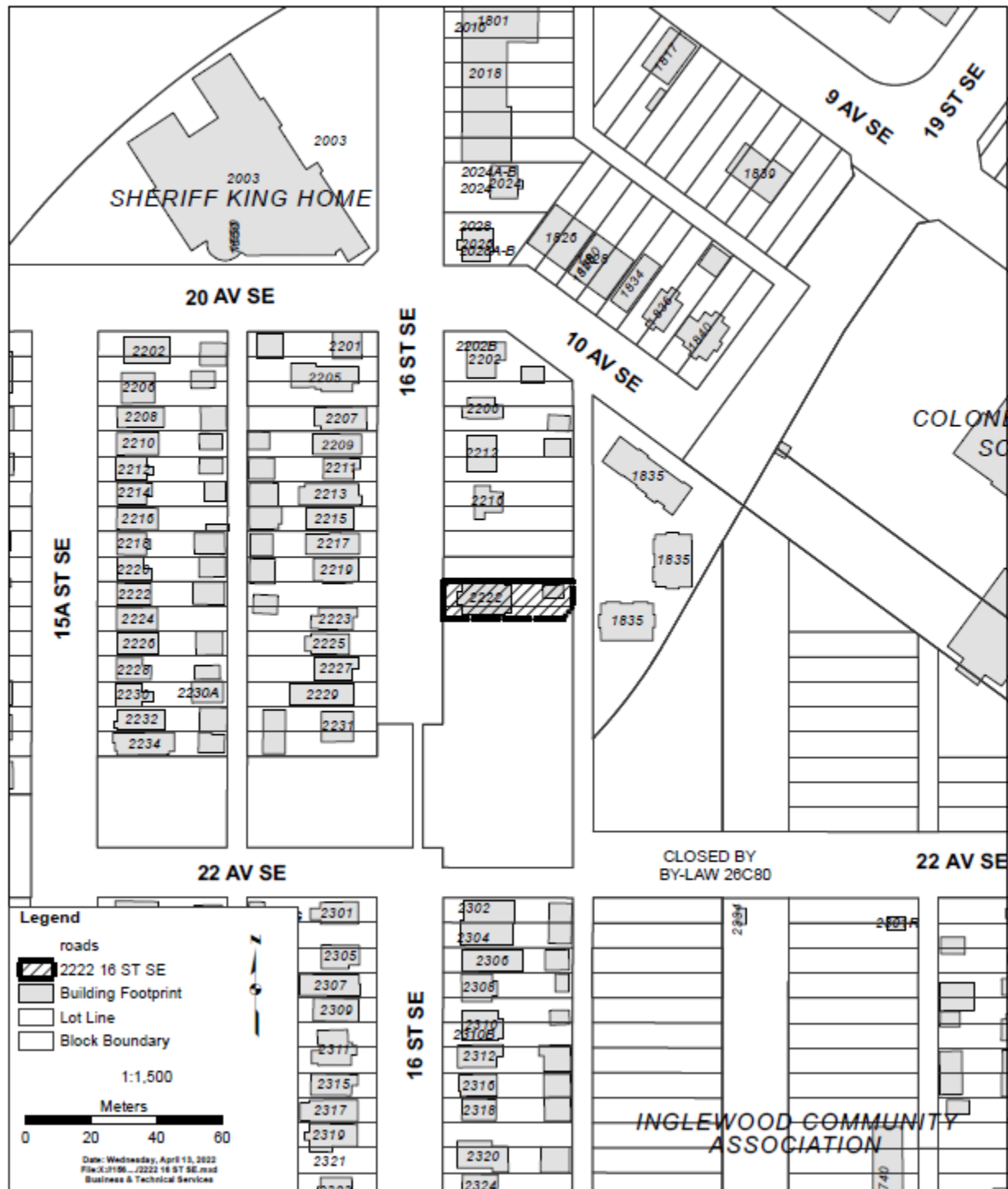
7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

## SCHEDULE "A"



2222 16 ST SE



## **SCHEDULE “B”**

### **Description**

The Gray Residence, constructed 1911, is a one-storey Bungalow with Edwardian cottage-style features, distinguished by a pitched hipped roof with a ridge, integrated front entry shed roof, full-width partially enclosed rear screened porch, and consistently-sized original wood windows on all facades. The house is situated along a historic grid-street pattern on a cul-de-sac and adjacent to open space. It is surrounded by mature landscaping; a tall hedge fronts the house on the deep rectangular lot, with narrow front- and side-yard setbacks, and rear lane access to a garage. The house is part of the residential enclave in the southeast community of Inglewood, near the historic Colonel Walker School.

### **Heritage Value**

The Gray Residence, constructed 1911, is situated in Calgary's oldest neighbourhood, Inglewood. Situated east of the Elbow River, Inglewood was established in 1875 as East Calgary. Expectations that the Canadian Pacific Railway's (CPR) mainline station would be constructed in this area attracted many land speculators with settlement interest. Such land developers included: former RCMP Major John Stewart, NWMP Commissioner George Irvine, and A.E. Cross, the founder of the nearby Calgary Brewing and Malt Company. In 1883, the CPR decided to subdivide lots farther west and built a bridge across the Elbow River to place the new CPR station in that area. Many buildings were moved across the river to the west with some prominent houses retained on the east side such as the extant Spurway residence and A.E. Cross Residence.

By 1902, East Calgary (also known as Brewery Flats), included 37 homes, the Calgary Brewery, Patrick Burns meat packers' plant, and Ogden CPR Railyard. This was also the beginning of Calgary's land boom. By 1909, East Calgary had become an industrial area which included Calgary Brewing and Malting, Western Milling Company, Alberta Iron Works, Brackmann-Kerr Milling Company, and Alberta Portland Cement. Calgary's population increased exponentially from 5,000 in 1902, to 54,600 in 1911. In 1911, the area was renamed Inglewood after the nearby homestead established by Col. James Walker.

The Gray Residence is visually symbolic of the early 20<sup>th</sup> century industrial and residential development. This included the development of Ninth Avenue, formerly Atlantic Avenue, as the city's first commercial “main street”, and residential development to meet the needs of railway, factory, and other laborers who wished to live near their workplace. In the early 1900's, many modest working-class houses were built to accommodate workers and their families. In those earlier years there was a housing shortage until 1909 when house construction rapidly increased. From 1909 to 1913 over 75 percent of the houses constructed were for workers and their families, built at a cost of \$4000 or less. The Gray Residence was built for Angus Allan Gray (1876-1968) and his family for \$2400. Gray worked as a grocer in Inglewood the six years he and his family lived in the house. The house is an excellent example of an intact residence that contributed to modest, yet essential, residential development during this unique development period for Inglewood.

The Gray Residence is valued as an exceptionally well-preserved early example of a bungalow with Edwardian cottage-style features. It's a larger footprint than surrounding cottage-style worker houses constructed at the time. The house is accentuated by a steeply-pitched hipped

roof with a ridge. It exemplifies Edwardian cottage-style architecture with its one-story, rectangular plan, and projecting front landing with a shed roof connecting it to the main hipped roof. The central rear entrance is accessed through a full-width, partially enclosed and screened rear porch. The fenestration includes single and double, six-over-one-paned wood window patterns. The interior retains wood craftsmanship, including the hardwood floors, baseboards, wood doors with leaded glass transoms, moulded wood door and window lintels, and a cast iron and copper living room fireplace inset with surrounding decorative tile. The circa 1911 bungalow retains excellent integrity of its original construction and style features.

### **Character Defining Elements**

The exterior character-defining elements include, but are not limited to:

- form, scale and massing as expressed by its one-storey, rectangular plan; and full basement;
- steeply-pitched hipped roof with a ridge; projecting low-pitch shed roofs over both the front entrance landing and rear porch; and projecting plain eaves;
- wood construction clad in narrow painted beveled wood siding; and concrete foundation with painted parging;
- central covered front entrance landing with four wood columns and vertical wood railing;
- covered, partially enclosed, full width, rear porch with solid railing;
- original fenestration including six-over-one hung, wood sash windows in single (7) and paired (1) assemblies; wide frames, narrow plain lug wood sills; and storm windows;
- rear internal brick chimney with a projecting one-course brick cap;
- narrow, front set-back; large rectangular lot with mature trees including high hedge on the west (front) property line with the sidewalk; rear lane garage and driveway access; and situated along a grid street pattern on a cul-de-sac adjacent to an open space.

Interior character-defining elements include, but are not limited to:

- original layout;
- curved wall room openings;
- wood doors two of which have glass transoms, door and window casings; moulded wood frame lintel; and wide flat wood side frame
- original hardwood floors and flat wood baseboards throughout;
- square cast-iron furnace vents along the lower part of the wall throughout; and
- cast iron and copper living room fireplace inset with surrounding decorative tile.

## REGULATED PORTIONS

### 1.0 Context, Orientation and Placement

The following elements are regulated:

- a) The building's existing location and placement on the land (attached Schedule "A")

### 2.0 Exterior

The following elements are regulated:

- a) One story massing; rectangular plan; horizontal, narrow bevelled wood siding cladding (Images 2.1 – 2.6);
- b) Steeply-pitched hipped roof with ridge; projecting plain eaves; low-pitched shed roofs over the front landing and rear porch (Images 2.1 – 2.6);
- c) Central projecting front entry landing; four wood columns; wood vertical railing; full-width, partially enclosed rear porch (Images 2-1 – 2.4 and 2.6 – 2.7); and
- d) Original fenestration including: single and twinned multi-pane-over-one pane, hung wood sash windows; wood frames; narrow plain lug wood sills (Images 2.9 – 2.11).

A return to original appearance/design of the front entry, as partially shown in Image 2.2, is not precluded where additional documentation of the original configuration exists



(Image 2.1: Oblique of west façade)





(Image 2.2: West façade, archive image ca. 1984, HS 68461-84-R0130-14)



(Image 2.3: East façade)





(Image 2.4: East façade with low-pitched shed roof over rear porch, archive image ca. 1984, HS 68461-84-R0130-15)



(Image 2.5: South façade)





(Image 2.6 North façade)



(Image 2.7: Close up of central projecting, front landing)





(Image 2.8: Detail of low-pitched shed roof over front landing)



(Image 2.9: Detail of low-pitched shed roof over rear porch)



2.10: Detail of typical fenestration, wood side frame and narrow plain lug wood sill



2.11: Detail of typical fenestration, paired assembly, wood frames and narrow plain lug wood sill.



### 3.0 Interior

The following elements are regulated:

- a) Original woodwork details including; door casings; window frames (Images 3.1 and 3.2); and
- b) Two doorways with glass transoms (2) (Image 3.1).

	
3.1: Typical wood door casing and glass transom.	3.2: Typical original wood window frame and lintel.



## 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