

Heritage Calgary Response



TO: Heloisa Ceccato Mendes, File Manager

FROM: Cynthia Klaassen, Heritage Resources Program Manager

DATE: Monday, July 25, 2022

RE: LOC2022-0086 Wellington Terrace

Dear Heloisa,

Thank you for including Heritage Calgary in this Land Use Amendment circulation. The LOC for 1001 3 AV NW 2222 12 ST SW includes [Wellington Terrace](#), a historic resource listed on the [Inventory of Evaluated Historic Resources](#) (the Inventory).

About the Resource

Wellington Terrace holds significance as one of the few historic apartment houses in Sunnyside that dates to the pre-WWI era and the only example of a wood frame row house in this community. With a prominent location on a corner lot, the building stands out in contrast to workers' cottages and more contemporary walk-up apartment buildings that typify the neighbourhood. The building was designed in the Arts and Crafts style with wood-shingle-cladding, wall dormers, overhanging gables and hipped roof porches.



Construction of the Terrace helped to address the acute housing shortage and demand for affordable housing brought about by the pre-WWI boom. Construction was undertaken by day labour in the fall of 1911.

Throughout its history, Wellington Terrace was home to numerous tenants, primarily working class, including those employed by the Canadian Pacific Railway. During World War II, many

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tenants were on active service in the military. At this time, the building was divided into as many as twelve apartment units reflecting a demand for temporary housing.

Long-time owners of the Wellington Terrace were Louisa H. and Wellington P. Walker. Wellington Walker was proprietor of Globe Sign Works in Calgary, as well as a General Contractor. He well known in Calgary and Southern Alberta and was the owner of the Astoria Hotel in High River and owned a coal mine in the Highwood Valley prior to his arrival in Calgary in 1911. The building took its original name from Walker's first name.

About the Application

The proposed LOC2022-0086 includes the demolition of the historic Wellington Terrace in preparation for redevelopment of the site for two multi-residential buildings. Heritage Calgary regrets the loss of this historic asset, and encourages the adaptive re-use of the existing multi-unit residential structure into future projects to provide suitable housing for the 21st century.

Comments from Heritage Calgary

The adaptive re-use of a site and its materials offers the most environmentally sustainable option as it reduces landfill waste, and leverages the embodied energy contained within the materials used to construct the existing building. Adaptive re-use may include re-using structural elements of the existing Wellington Terrace to contribute to and inform future development. If this is not possible, Heritage Calgary recommends the salvage of materials for re-use; either in future construction of the new buildings, or for use at another site. Maintaining the existing entrances on 3 AV in the new proposal (which currently only features three entrances at street level), will ensure that the street retains its vibrancy and will provide street access to future tenants, who will undoubtedly be attracted to the site's easy access to shopping and transit.

If adaptive re-use and/or material salvage is not possible, Heritage Calgary recommends including a plaque to commemorate the story of Wellington Terrace future building plans. Since 1992, City heritage organizations have been placing plaques to recognize important heritage sites and allow Calgarians to learn about our shared heritage resources. Heritage Calgary currently manages the City's historic plaque program and would be delighted to collaborate with the applicant or a future developer to create a plaque or commemorative feature that is to the applicant's satisfaction.

Thank you for providing Heritage Calgary an opportunity to comment on this application. If the reader has any questions or concerns, please contact Cynthia Klaassen, Heritage Resources Program Manager, at the email listed below.

Kind regards,



Cynthia Klaassen, M.A.
Heritage Resource and Program Manager
cklaassen@heritagecalgary.ca
Heritage Calgary