

PROPOSED

PUD2019-0748
ATTACHMENT 2

BYLAW NUMBER 28M2019

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE NORMAN AND JO ANN STEWART 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 Norman and Jo Ann Stewart 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 Norman and Jo Ann Stewart Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Norman and Jo Ann Stewart Residence, located at 2616 26 ST S.W., and the land on which the building is located being legally described as PLAN 56610 BLOCK 36 LOTS 33 AND 34 (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

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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.

EFFECTIVE DATE

8. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

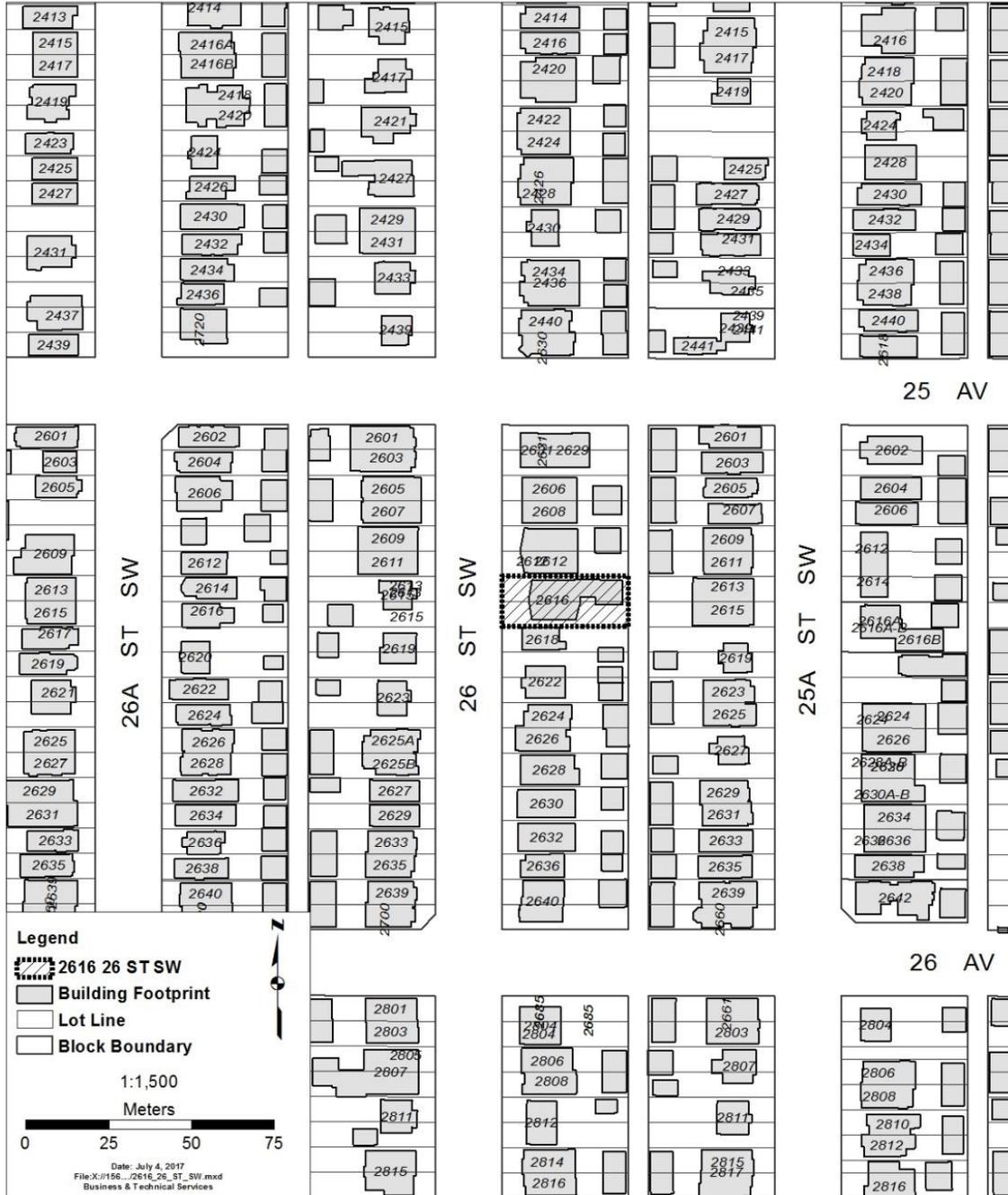
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SCHEDULE "A"



2616 26 ST SW



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SCHEDULE "B"

Description of the Historic Place

The Norman and Jo Ann Stewart Residence, built in 1976, is a one-storey home faced in parged concrete and cedar planks, with a double-pitched, low-extending front gable roof and symmetrical façade with a central doorway topped by a large window. It has a moderate front set-back, with distinct rockery landscaping and a paved parking area, on a residential street in the southwest community of Glengarry.

Heritage Value of the Place

Glengarry - bordered by 17 AV, 29 ST, Richmond RD and Crowchild TR SW - was subdivided in 1906 in a grid plan of 25' and 50' lots, and annexed by the city in 1910. It first had 1-storey cottages and 2-storey clapboard houses, widely dispersed through the community. There was little further development until after WWII, then trolley bus service was introduced in 1949. By 1955 it was almost fully developed, mainly with wood-frame dwellings.

This house represents a later stage of development in Glengarry. The 1970s saw a rise in the conversion of single-family houses to duplexes and of the replacement of older houses by newly constructed apartment blocks and 2-storey single-family homes and duplexes. Newer construction now dominates the neighbourhood--including the block where this house sits, where only 4 older 1-storey single-family homes remain (2 pre-WWI, 2 1940s).

In 1964 Norman and Jo Ann Stewart moved into a c. 1907 cottage at this address. He was a long-time employee of Ingersoll Rand Canada (sales consultant then manager), she an occupational health and safety specialist. In Nov. 1976 they began planning a new house with Wolfgang Wenzel, had the cottage demolished, and moved into this 2-bedroom-and-den house (which they named "Serendipity") in Oct. 1977. A 2-part side extension designed by Wenzel--living area; conservatory and garage--was added in 1989.

It is an important work by Calgary-based residential designer Wolfgang H. Wenzel (1936--2012), who specialized in custom-designed, site-specific, energy-efficient homes, including earth sheltered, super-insulated, and solar-heated structures. Wolfgang Wenzel Design Ltd.'s 2006 webpage listed 28 completed houses, and commissions for another 10 houses or other structures, throughout Alberta and British Columbia, especially in Calgary and Springbank.

This house demonstrates the integration of an atypical new dwelling into the community's traditional grid street plan. The building's low massing and front landscaping that shields it from the street help it fit in, as does the use of materials similar to those traditionally used in the neighbourhood (wood plank siding, parged concrete that resembles stucco). This house's novel Expressionist form draws on principles of organic architecture nestling into its setting through its low massing, overhanging roof, and choice of materials, with a spare, airy, open-plan interior with vaulted ceiling.

The house is notable for its unique design that prioritizes energy saving, dispersal of natural light, simplicity of forms and materials, and sense of spaciousness and efficient use of space in a small building. High ceilings, including the central vaulted one with operable skylights, and interior glass walls and partial-height ones (some topped with glass) allow the flow of natural light and promote a sense of spaciousness.

The earth berm construction, which puts most of the living areas partially below ground level for natural insulation, was innovative in Alberta and is still rare. An "air lock" lobby with firmly

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closing interior door blocks outside air. Super-insulation and in-wall radiant heating was used. The then-new technology of solar panels was also considered, but not used due to cost.

Interior features, chosen to be simple and functional, include quarry tile flooring, and the then-innovations of track lighting and vertical blinds with reversible surfaces for retaining or deflecting heat. Space is maximized through built-in furniture, shelving, and storage, including huge drawers under the raised living room.

Plantings surround the house, topping the earth berm and in back is an award-winning, sunken rock garden carved out of the flat lot, featuring boulders with inset fossils. Its contouring, plantings, and weeping tiles were planned to promote drainage. The redwood fence and gate were custom-built without nails.

Character-Defining Elements

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

Exterior elements:

- One-storey; rectangular structure; symmetrical façade with central entrance; 2-part side extension of a living area and of a raised conservatory with full basement and attached garage;
- Low-pitch, double-pitched, low-extending front gable roof; pent roof over living-area part of extension; gable roof over conservatory/garage; deep overhanging eaves with cedar wood-plank soffits;
- Earth-berm construction with upper portions of wood-frame construction faced in parged concrete and cedar plank siding; plain cedar window and door frames; conservatory/garage of wood frame construction faced in cedar planks and corrugated metal;
- Fenestration of central doorway flanked by matching windows; large above-door lights at front and rear; skylights; rear glass single door flanked by floor-to-ceiling windows; small windows at ground level on sides of building; on living area extension, glass double-door and full wall of double-height windows; on conservatory, full slanted wall of window; all windows plain, rectangular, single-light; opening windows are casements;
- Plain, rectangular chimney faced in cedar planks with metal cap;
- Moderate set-back on a suburban residential street; front paved parking area; and
- Highly planted on front and sides; sunken rock garden in rear featuring stream and pond, table made of rock with a massive single-slab top, weeping tiles; custom-built redwood fence and gate; retaining walls of dry-stacked limestone, granite, and sandstone blocks.

Interior elements:

- Interior features including fir window and door frames, stair rails, bannisters, ledge, firewood box opening to both living area and garage; interior glass walls; partial-height walls, some topped with glass; "air-lock" front lobby; raised living room with storage drawers beneath; quarry tile flooring with some inset river stones; built-in furniture and shelving (den, bedroom); kitchen and bathroom cabinetry and hardware; built-in red acrylic bathtub unit (made by Boeing Canada); metal-grate flooring in conservatory; track lighting; stained-glass window; freestanding wood-burning fireplace and gas fireplace with plain surround;

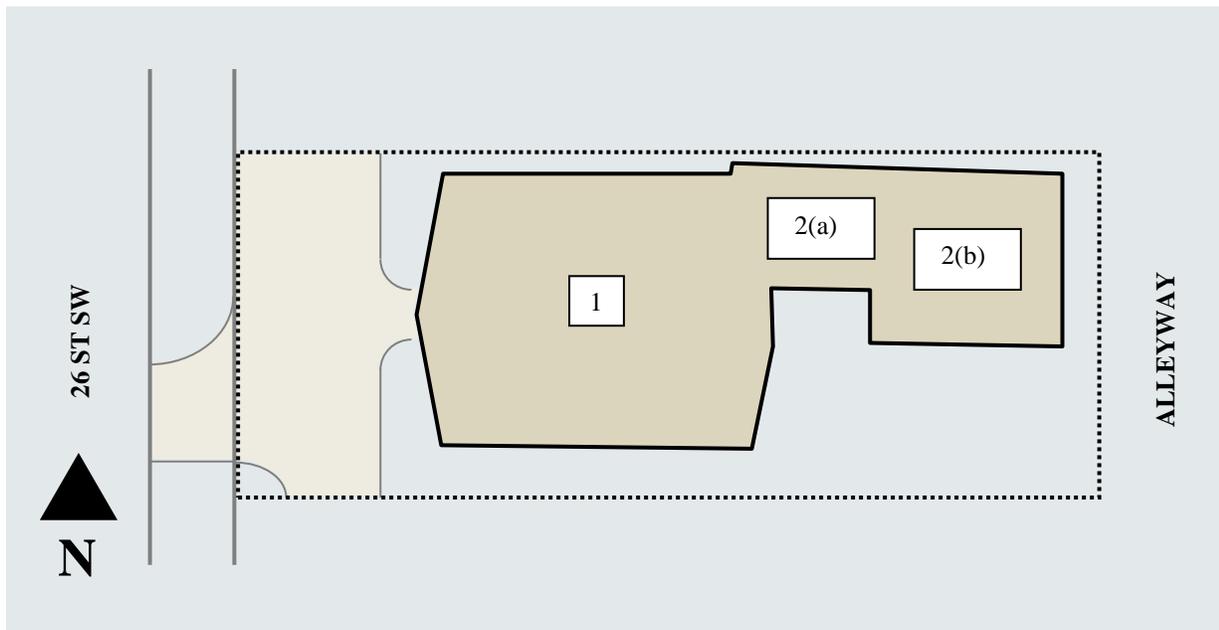
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REGULATED PORTIONS

1.0 Context, Orientation and Placement

- The placement of the building on the parcel of land as indicated in Image 1.0, with front concrete parking area –oriented to reduce visibility of a parked vehicle from the street (Image 2.1).



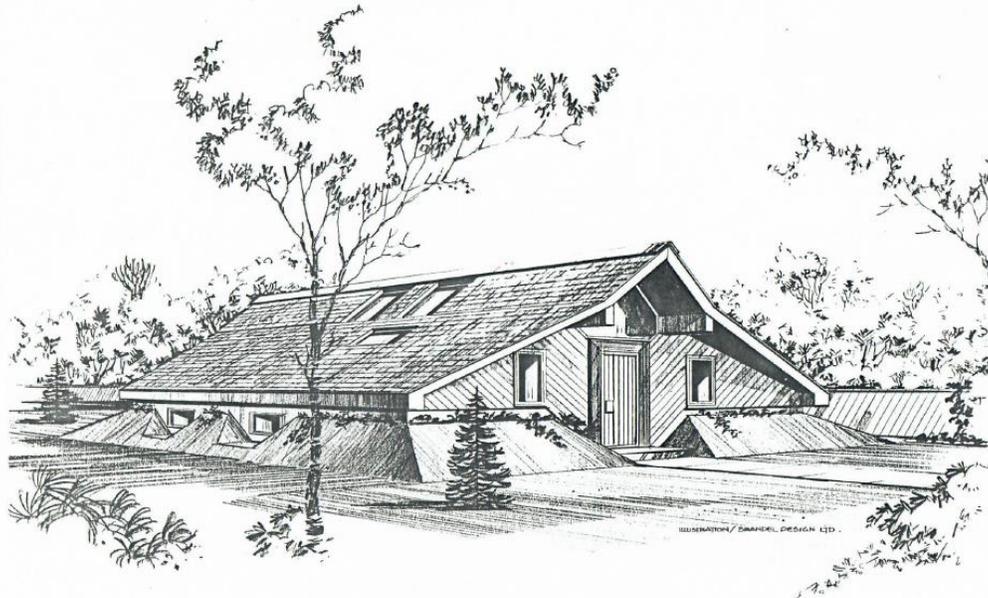
(Image 1.0 – Orientation and Layout of the Norman and Jo Ann Stewart Residence; original 1977 portion of the building noted as figure 1, and 2-part 1989 extension as figures 2(a) & 2(b))

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2.0 Plantings, Plant and Landscaping Material

- The 580.8 square-meters of land which comprises the entire parcel, integrated with the building in an 'earth-sheltered' design;
- Hard-landscaped elements: Retaining walls for earth berms – mixed local stone (sandstone, limestone, granite) along west (front) façade, concrete 'Allan Block' along north and south façades with inset stones (Images 2.2-2.4); sunken rock garden at rear featuring stream and pond (Images 2.7-2.8); sandstone table with a large single-slab top (Image 2.9), custom-built redwood fence and gate (Images 2.10, 2.12); dry-stacked retaining walls of mixed local stone (Image 2.10; and
- Soft-landscaped elements: Earth-berms surrounding original 1977 portion (Image 1.0 figure 1; Image 2.0; Images 2.2-2.4; Image 2.6); abundant planting along earth berms with local and prairie-hardy flora; flowering deciduous tree in center of rear yard (Image 2.7; Image 2.11); coniferous tree along south fence (Image 2.9; Image 2.12).



(Image 2.0 – Architect drawing of the Stewart Residence, prior to 1989 extension)

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(Image 2.1 – Context and front parking area)



(Image 2.2 – Front (west) earth berms with local stone)

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(Image 2.3 – North earth berm with 'Allan Block' retaining wall and inset local stone)



(Image 2.4 – South earth berm with 'Allan Block' retaining wall and inset local stone)

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(Image 2.5 – Rear yard, looking northeast)



(Image 2.6 – Rear yard, looking northwest)

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(Image 2.7 – Rear yard, looking southeast)



(Image 2.8 – Detail of sunken rock garden with stream and pond)

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(Image 2.9 – Detail of sandstone table)



(Image 2.10 –Redwood fence and gate to alleyway; dry stacked retaining wall on right)

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(Image 2.11 – Flowering deciduous tree in centre of rear yard)



(Image 2.12 – Coniferous tree along south fence)

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3.0 Exterior

- The layout and configuration of the building including 2-part extension (Image 1.0; Images 2.3-2.5; Images 3.0-3.3); sunken one-storey form of original 1977 portion with vaulted ceiling; form of extension with one-storey dining/living area and raised one-storey conservatory/garage over a full basement;
- The concrete construction of below-grade portions of the building, wood-frame construction above-grade;
- The exterior cladding comprising: concrete parging and angled cedar-plank siding on the 1977 portion of the building (Image 3.0), corrugated metal and vertical and angled cedar plank siding on the extension (Images 3.2-3.3); plain cedar door/window surrounds (Images 3.0-3.1);
- The low, double-pitched front gable roof (Image 3.0); pent roof over living/dining portion of extension (Image 1.0, figure 2(a); Image 3.1); gable roof over conservatory/garage (Image 3.3); deep overhanging eaves with cedar wood-plank soffits (Image 3.1);
- The fenestration, including central front doorway flanked by matching windows, large above-door lights at front and rear (Images 3.0-3.1); skylights; rear glass single door flanked by floor-to-ceiling windows (Image 3.1), small windows at ground level on sides of building (Image 2.0; Image 2.3); in living/dining extension, glass double-door and full wall of double-height windows (Image 3.1); on conservatory, full slanted wall of plain, rectangular, single-light windows (Image 3.2); and
- The plain, rectangular chimney faced in cedar planks with metal cap (Image 3.3).

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(Image 3.0 – West Façade)



(Image 3.1 – North and west façades from rear yard)

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(Image 3.2 – Conservatory/garage, looking northwest)



(Image 3.3 – Conservatory/garage, looking southeast)

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4.0 Interior

- The interior configuration: "Air-lock" front lobby (Image 4.2), raised living room with storage drawers beneath (Images 4.0-4.1); built-in furniture and shelving (Image 4.4);
- The interior windows above partial-height partition walls (Images 4.2-4.3); stained glass window on north wall of dining/living extension (Image 4.7);
- Materials and finishes: Quarry tile flooring with some inset river stones (Image 4.5), grated steel flooring in conservatory between main floor and basement (Image 4.8), fir woodwork including window and door surrounds, stair rails, bannisters, ledge, firewood box opening to both living area and garage (Image 4.0; Images 4.2-4.10); and
- The freestanding wood-burning fireplace (Image 4.1) and gas fireplace with plain surround (Image 4.6).



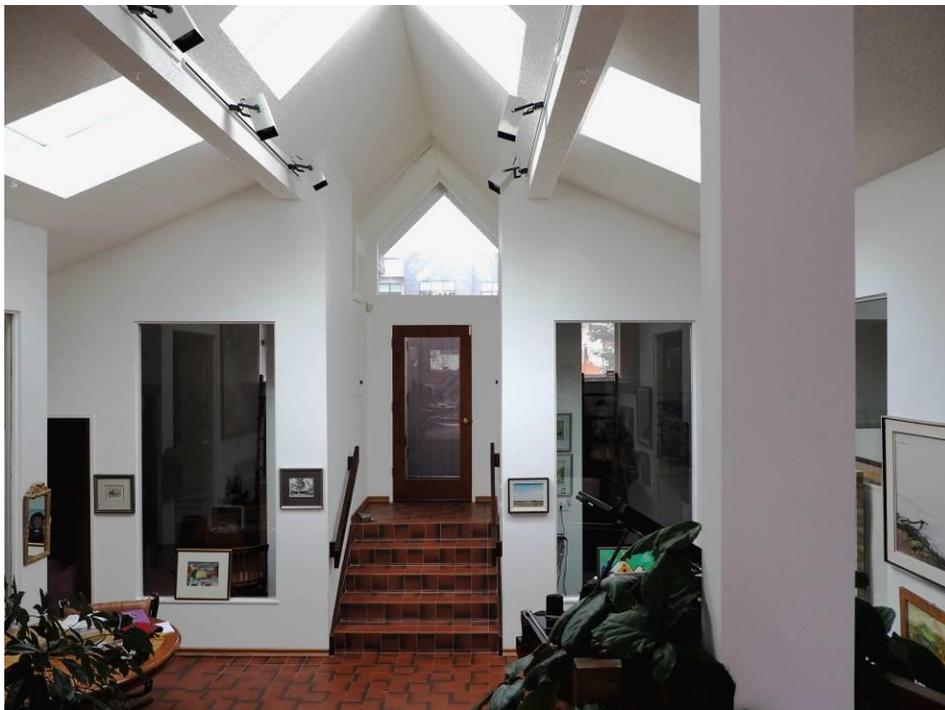
(Image 4.0 – Central living space [looking east])

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(Image 4.1 – Raised living room area with freestanding wood-burning fireplace)



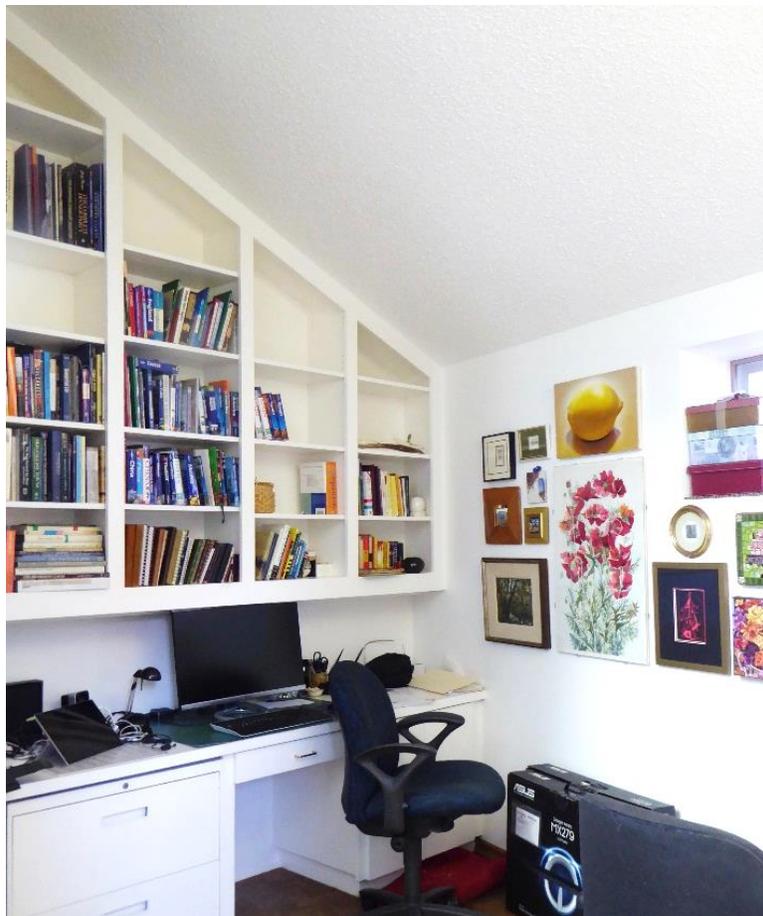
(Image 4.2 – Front entryway [from raised living room], showing 'air-lock' front lobby)

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Image 4.3 – Detail of interior windows)



(Image 4.4 – Den showing example of built-in shelving)

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(Image 4.5 – Hallway beside raised living area, with inset river stones)



(Image 4.6 – Dining/living extension area [Image 1.0, Figure 2(a)] showing gas fireplace with plain surround)

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(Image 4.7 – Stain glass window on north wall of dining/living extension)



(Image 4.8 – Built-in firewood box)

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(Image 4.9 – Raised conservatory with grated flooring; door to garage on left)



(Image 4.10 – Conservatory stairwell to basement)

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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.

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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, or from:

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