

PROPOSED

PUD2019-0748
ATTACHMENT 3

BYLAW NUMBER 27M2019

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE GERLITZ 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 owner of the Gerlitz Residence 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 Gerlitz Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Gerlitz Residence, located at 1222 10 Ave S.E., and the land on which the building is located being legally described as PLAN A3; BLOCK 1; LOT 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”.

PROPOSED

BYLAW NUMBER 27M2019

- (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.

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 _____

PROPOSED

BYLAW NUMBER 27M2019

SCHEDULE "A"



1222 10 AV SE



PROPOSED

BYLAW NUMBER 27M2019

SCHEDULE "B"

Description of the Historic Place

The Gerlitz Residence is a two-storey, wood-frame Edwardian Cottage with a medium-pitched, side-gable roof and a wide, shed-roofed front verandah. The front façade features a centred entry flanked by large, three-light picture windows and two vertical windows on the upper level. There is an original full-width, one-storey rear extension. The house is located on a residential street with a public boulevard planted with trees and shrubs. It is situated across the lane from 9 AV SE, a busy traffic corridor and historic streetcar commercial street, in the southeast inner city community of Inglewood, one of Calgary's earliest neighbourhoods.

Heritage Value of the Place

The Gerlitz Residence is located in the east part of one of Calgary's earliest subdivisions, the 1884 Plan A3 'Calgary' registered by Commissioner George Irvine and Major John Stewart, both with the NWMP at that time. Just prior to being surveyed, these were NWMP Inspector Sir Cecil Denny's homestead lands which Stewart and Irvine had purchased when they learned the CPR transcontinental line would run through Calgary along the Bow River. Irvine, later a Quebec City judge, had substantial holdings within the development; following his death they passed on to Quebec City merchant Murray Kennedy in 1898.

Around 1904 Kennedy sold Peter Gerlitz (1882-1947) two lots on 10 (formerly Ford) AV, south of the 9 (formerly Atlantic) AV commercial street. Peter was a carpenter by trade working as a machinist repairing cars for the CPR. He, wife Elizabeth (nee Befus, ca1880-1932) and their two children were living in the home by early 1905. Both were ethnic Germans from Yagodnaya Polyana, Saratov in the Volga region of Russia and had immigrated to Canada with an infant son in 1903. By 1908 the small two-storey, wood-frame house had a full-width, one-storey rear extension. In 1912, with six children, they moved to a larger home in Bridgeland where most ethnic Germans coming to Calgary settled, including a wave of immigrants from Volga Russia like the Gerlitz's.

The 1904-05 residence possesses value as an early, two-storey example of the Edwardian Cottage style in the community. Although a modest 6-room size, the Gerlitz Residence has Edwardian features including its two-storey, side-gable form with wide, offset front verandah, bevelled-wood siding on the main storey with wooden shingles on the upper storey of the front and rear façades. Inglewood's residential streetscapes are characterized by these early 20th Century working-class cottages constructed in the Edwardian Cottage, Foursquare, Edwardian Gable-Front, Craftsman or Queen Anne styles. 10 AV was one of the earliest residential streets to develop, 80% built-out by WWI, and almost fully built-out by 1924.

As a well-preserved example of an Edwardian working-class home in Inglewood, the Gerlitz Residence is symbolic of the community's industrial roots. A number of industrial employers were located in or near the community, the main ones being the CPR and Calgary Brewing & Malting. By 1900, house and rental prices were already high in Calgary. Between 1912 and 1944 the new owner, merchant Arthur Smith, rented the home to tenants, including a woodworker, plasterer, truck driver, CPR and Burns employees, and the proprietor of the East Calgary Garage. The home continued to have working-class owners and/or tenants through to the 1980s.

By the 1960's 9 AV was becoming a major road and the community had been identified in City plans as an industrial area. Light industrial businesses, car dealerships, auto body and salvage

PROPOSED

BYLAW NUMBER 27M2019

shops proliferated. The Inglewood and Ramsay communities responded with a revitalization project that culminated in a new design brief and corrective zoning. The house, rented or vacant from the '60s to '80s, changed to commercial use by 1992, serving as a warehouse for East End Shoes, later as 10th Ave Antiques operated by owner Neil McMullen, and it continues its commercial use today.

Character-Defining Elements

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

Exterior elements:

- Form, scale and massing as expressed by its two-storey form, on rectangular plan with long façade, with full-width rear one-storey extension;
- Medium-pitched, side-gable roof; shed roofs above one-storey extension and front verandah; overhanging eaves with plain wooden fascia and frieze; projecting verges with plain wooden verge boards and frieze; plain wooden soffits; internal rear chimney;
- Wood-frame construction with bevelled-wood and wooden-shingle cladding; wooden cornerboards and trim;
- Historic fenestration pattern on all façades; windows such as original or early wooden, fixed -sash, three-light picture windows with three-light wooden storm windows and plain wooden trim; wooden trim; plain and moulded wooden lintels; wooden lug sills; front entry doorway and rear upper doorway with wooden trim; external upper rear entry door with wooden and glazed panels;
- Offset front verandah with three-light wooden picture window, wooden tongue-and-groove ceiling, wooden posts and balustrade, front entry with wooden trim, and east-facing stairs on east end; and
- Placement and orientation on property.

Interior elements:

- Main floor room layout and fir woodwork throughout the main floor: flooring, built-ins, doors, door and window trim, tongue-and-groove panelling and chair rail.

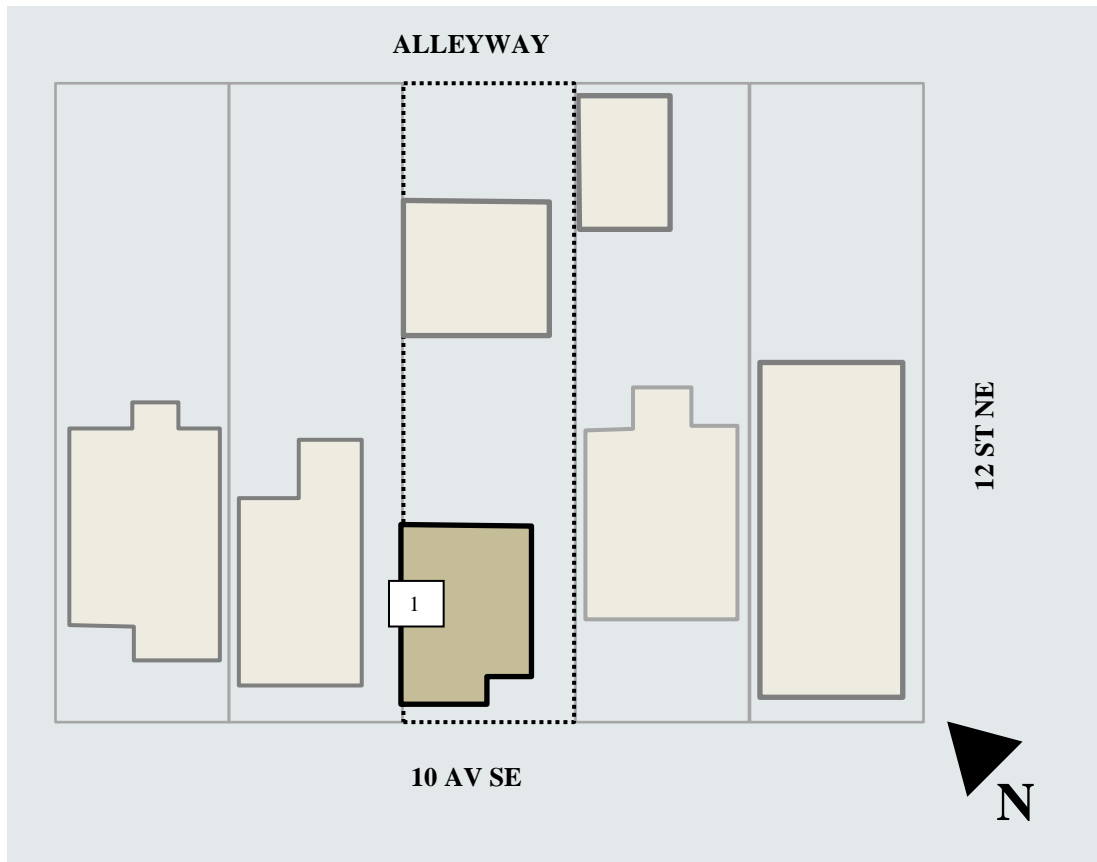
PROPOSED

BYLAW NUMBER 27M2019

REGULATED PORTIONS

1.0 Context, Orientation and Placement

- The placement of the building on the parcel of land as indicated in Image 1.0; and
- The 377.2 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character.



(Image 1.0 – Orientation and placement of the Gerlitz Residence on the property (Figure 1); rear garage not regulated)

PROPOSED

BYLAW NUMBER 27M2019

2.0 Exterior

- The two-storey form and configuration with a rectangular plan, and rear full-width one-storey extension (Images 2.0-2.3);
- The wood-frame construction on a concrete block foundation;
- The exterior cladding: Beveled-wood cladding, and wooden-shingle cladding on second storey of north and south façades; wooden cornerboards and trim (Image 2.10);
- The medium-pitched, side-gable roof; shed roof above one-storey extension and front verandah; overhanging eaves with plain wooden soffits and frieze; plain fascia and verge boards (Images 2.8-2.9); internal rear chimney (Image 2.1);
- Historic fenestration pattern on all façades; wooden fixed-sash, three-light picture windows with three-light wooden storm sashes on first storey of south façade (Images 2.5-2.7); location and wooden surrounds of entrance doors on south façade and second-storey north façade; second-storey north façade entry door with wooden and glazed panels (Image 2.11); and
- Offset front verandah with wood tongue-and-groove ceiling, posts and balustrade (Images 2.5-2.6); east-facing stairs on east end.

PROPOSED

BYLAW NUMBER 27M2019



(Image 2.0 – South façade)



(Image 2.1 – North façade)

PROPOSED

BYLAW NUMBER 27M2019



(Image 2.2 – West façade)



(Image 2.3 – East façade)

PROPOSED

BYLAW NUMBER 27M2019



(Image 2.5 – Front verandah, looking west)



(Image 2.6 – Front verandah, looking northwest)

PROPOSED

BYLAW NUMBER 27M2019



(Image 2.7 – Window detail on south façade with storm sash)



(Image 2.8 – Detail of wood soffits, fascia, verge boards and frieze)

PROPOSED

BYLAW NUMBER 27M2019



(Image 2.9 – West façade showing verge boards)



(Image 2.10 – South and west façades, showing beveled wood siding, and wood shingle cladding on south façade second storey)

PROPOSED

BYLAW NUMBER 27M2019



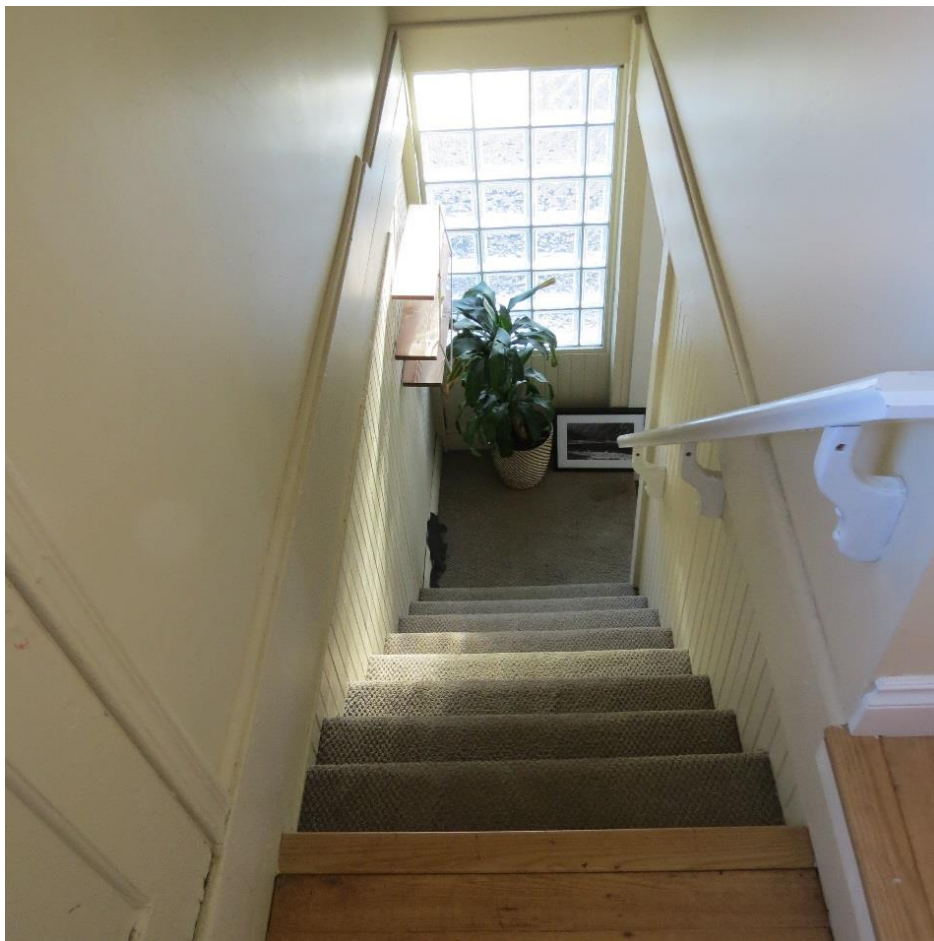
(Image 2.11 – Front (left) and second-storey rear (right) entrances)

PROPOSED

BYLAW NUMBER 27M2019

3.0 Interior

- The layout and configuration of the first storey including staircase between first and second storey (Image 3.0); and
- The historic woodwork on the first-storey: flooring (Image 3.4), built-in cabinet in extension (Image 3.1; Image 3.5), doors, door and window surrounds (Images 3.1-3.2; Image 3.6), tongue-and-groove paneling and chair rail (Images 3.3).



(Image 3.0 – Staircase between first and second storey)

PROPOSED

BYLAW NUMBER 27M2019



(Image 3.1 – First-storey extension, looking southwest)



(Image 3.2 – First-storey extension, looking east)

PROPOSED

BYLAW NUMBER 27M2019



(Image 3.3 – First-storey extension, looking southwest)



(Image 3.4 – Detail of wood flooring on first storey)

PROPOSED

BYLAW NUMBER 27M2019



(Image 3.5 – Detail showing built-in cabinet and window surround)



(Image 3.6 – Detail showing example of historic door surround)

PROPOSED

BYLAW NUMBER 27M2019

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

PROPOSED

BYLAW NUMBER 27M2019

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, or from:

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