

**BYLAW NUMBER 8M2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO DESIGNATE THE BUTTERS RESIDENCE 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 Butters 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 Butters Residence as a Municipal Historic Resource".

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

2. The "Butters Residence" comprises:
  - a) An Arts and Crafts-style bungalow dating from 1912;
  - b) 311.73 square-meters of land which comprises the parcel; and
  - c) Is located at 637 29 Avenue SW, and legally described as Plan 1553R; Block C; The Westerly 40 feet throughout Lots 1, 2, and 3 and the Westerly 40 feet of the Northerly 5 feet of Lot 4, as shown on attached Schedule "A".
3. The "Butters Residence" is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Butters Residence is hereby described in the attached Schedule "B".
5. The specific elements of the Butters Residence 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 Arts and Crafts-style bungalow 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 Arts and Crafts-style bungalow which are not specifically described or identified as a Regulated Portion 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 or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.
  - c) The attached, small, one-storey, shed-roof extension on the southeast corner of the bungalow is a non-regulated portion of the Butters Residence and; therefore, is not subject to the Standards and Guidelines and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration or repair does not negatively impact the bungalow character of the "Butters Residence", and that all other permits required to do such work have been obtained. The attached, small, one-storey, shed-roof extension on the southeast corner of the bungalow may be demolished or removed provided all permits required to do such work have been obtained.
7. a) Any changes to the land that surrounds the Arts and Crafts-style bungalow that require a building permit or a development permit also require the approval of 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 such changes must be done in accordance with the terms of the Standards and Guidelines.
- b) Changes to the land that surrounds the Arts and Crafts-style bungalow that do not require a building permit or development permit are not subject to the Standards and Guidelines.

#### COMPENSATION

8. No compensation pursuant to Section 28 of the *Act* is owing.

#### EXECUTION OF DOCUMENTS

9. 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**

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

11. This Bylaw comes into force on the date it is passed.

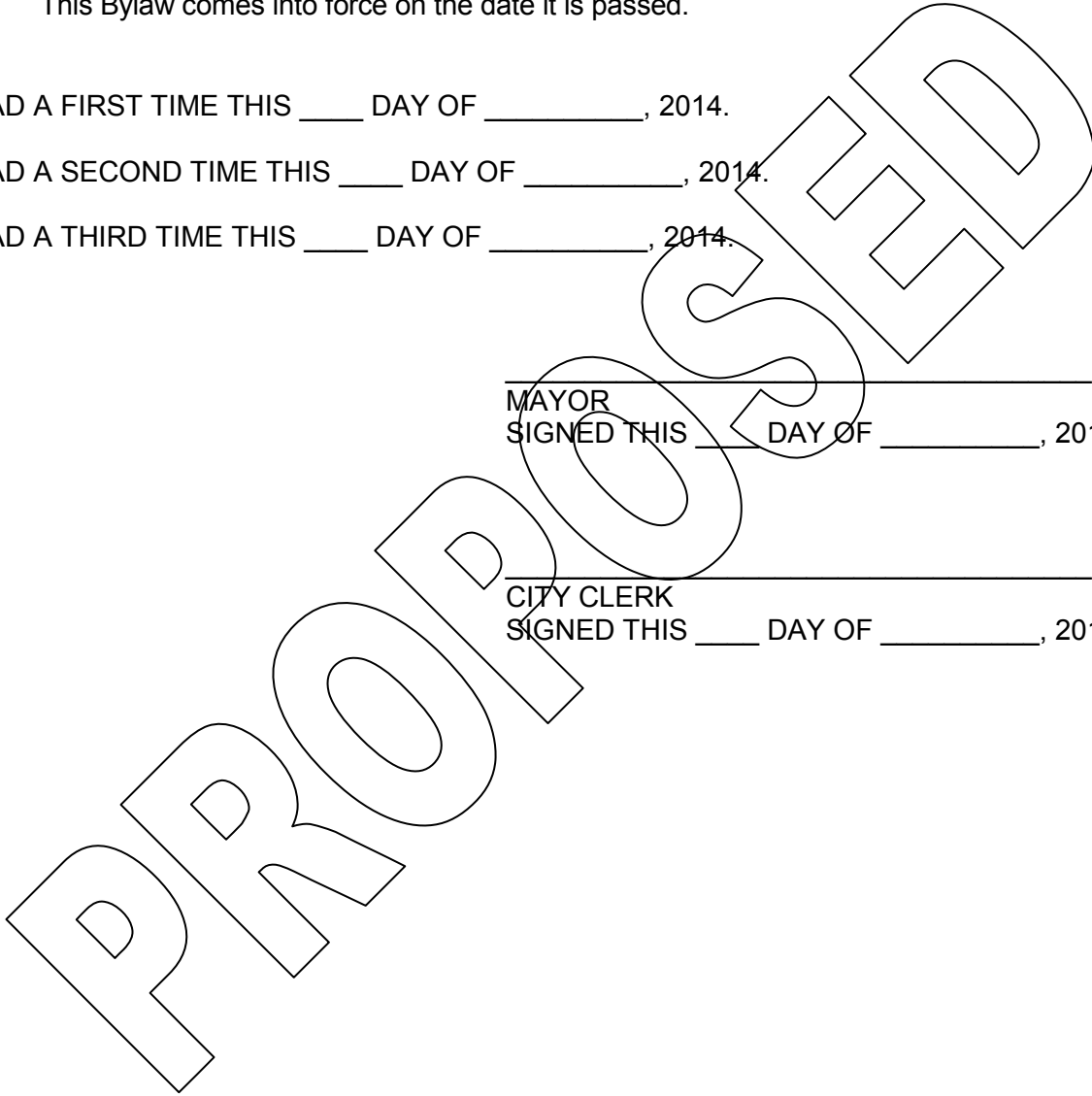
READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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

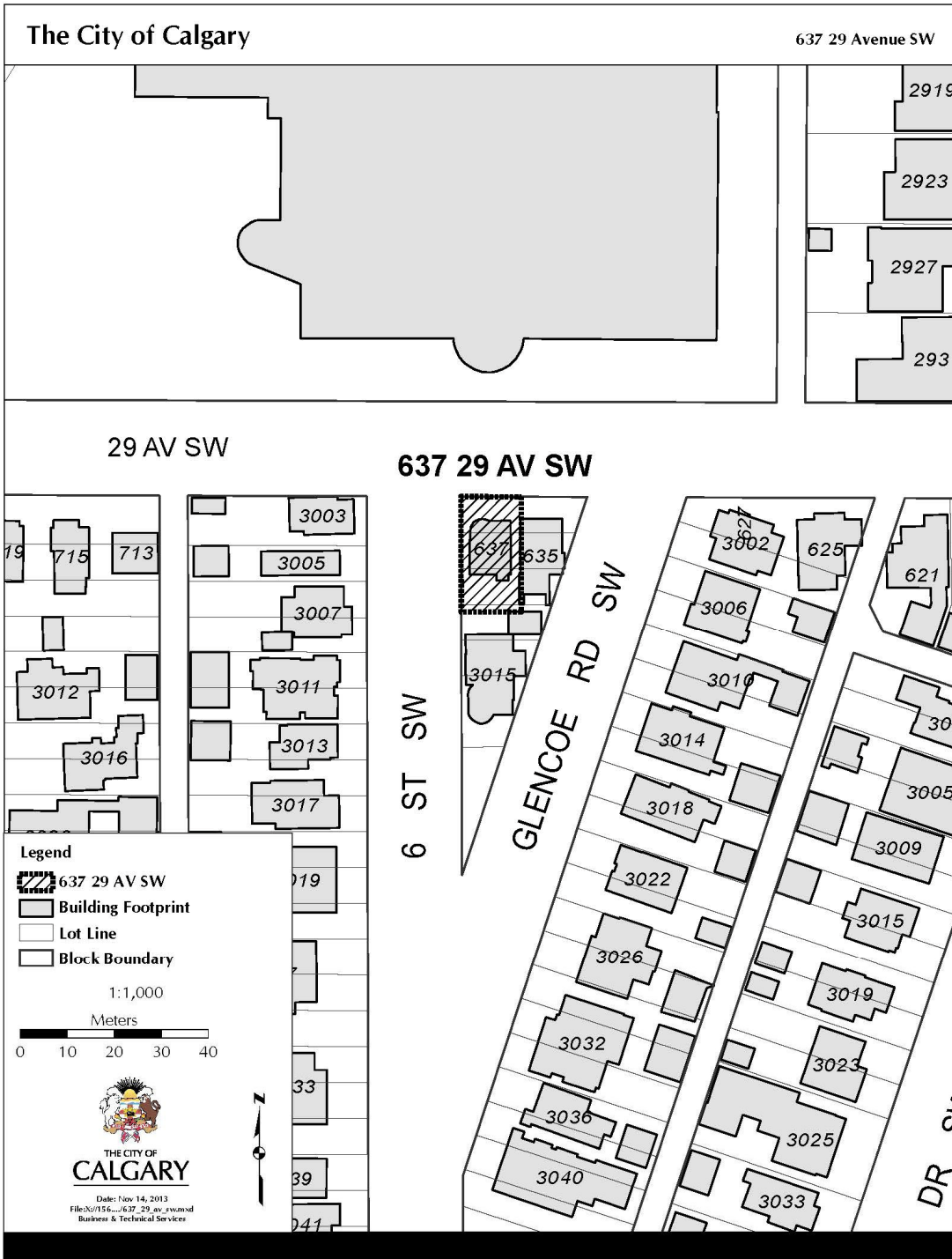
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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

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



SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE BUTTERS RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE



## SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE BUTTERS RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

### Description

The Butters Residence is a 1½ storey, Arts and Crafts-style, sandstone bungalow constructed in 1912. The house features a half-timbered and rough-cast-stucco upper storey, a front veranda and rounded corner turret. The property is located in the inner-city area of Elbow Park adjacent to other pre-World War One-era houses.

### Heritage Value

The Butters Residence reflects a period of great development in Elbow Park, when from 1911-14 the earliest homes in the community were built. The house was one of six to be constructed on a speculative basis by Joseph Howard, a contractor, who built five other sandstone houses in the immediate vicinity. It shares a distinctive block known as the "Glencoe Triangle" with two of the other homes built by Howard; the three others stand in a row across Glencoe Road SW. Each set of three was designed with a river-rock fence, which along their architectural similarities, makes a unique grouping.

The house is an excellent and unique example of Arts and Crafts-style architecture in Calgary. The use of local sandstone in its construction imbues it with a refined, vernacular character, while imparting it with a substantial quality uncommon to most other homes of its scale. Residences erected in Elbow Park were more typically constructed of wood or brick, making the house all the more exceptional.

The picturesque appearance of the exterior is defined by the rounded corner turret, its rough-faced stone finish, half-timbered and rough-cast-stucco upper storey, and gambrel roof. The front of the home features a half-width front verandah with balcony above. The Arts and Crafts-style design also distinguishes the interior which retains its beamed ceilings, panelled staircase balustrades and leaded-glass cabinets.

The first owner of the property, from completion in 1912 to 1922, was real-estate broker William H. Butters of Butters and McCallum Real Estate, a firm located in the Lougheed Building. However, it does not seem that Butters ever occupied the house, with Dr. W. Merritt being the first resident from 1913-1919, and thereafter by other renters until about 1950. At that time Stu Aiken, the long-time, well-known manager of the adjacent Glencoe Club, became the first owner-occupant of the property, with his family residing in the house until about 1992.

### Character-defining Elements

The exterior character-defining elements of the Butters Residence include but are not limited to its:

- Rough-faced sandstone lower-storey finish, foundation, and stair walls laid in irregular courses; half-timbered and rough cast-stucco upper-storey, and bay window;
- 1½-storey form with rounded corner turret and bay window protrusions;
- Gambrel roof with overhanging gables (and mouldings), shed roof (front) dormer, hipped-roof, bell-cast (rear) dormers; wooden, tongue-and-groove soffits; two stone chimneys;
- Integral, half-width front verandah with wooden tongue-and-groove ceiling and open balcony above; and
- Fenestration (design and arrangement of window openings); leaded-glass staircase window sashes.

The interior character-defining elements of the Butters Residence include but are not limited to its:

- Elements of the original layout including the form of the principal first-storey rooms and upper-storey corridor;
- Open staircase with panelled balustrade and newel posts;
- Beamed ceilings and picture rails in the principal rooms;
- Leaded-glass cabinet doors; and
- Corniced, wooden window and door casings; and
- Upper-storey doorways with panelled wood doors and hopper transom lights.

PROPOSED

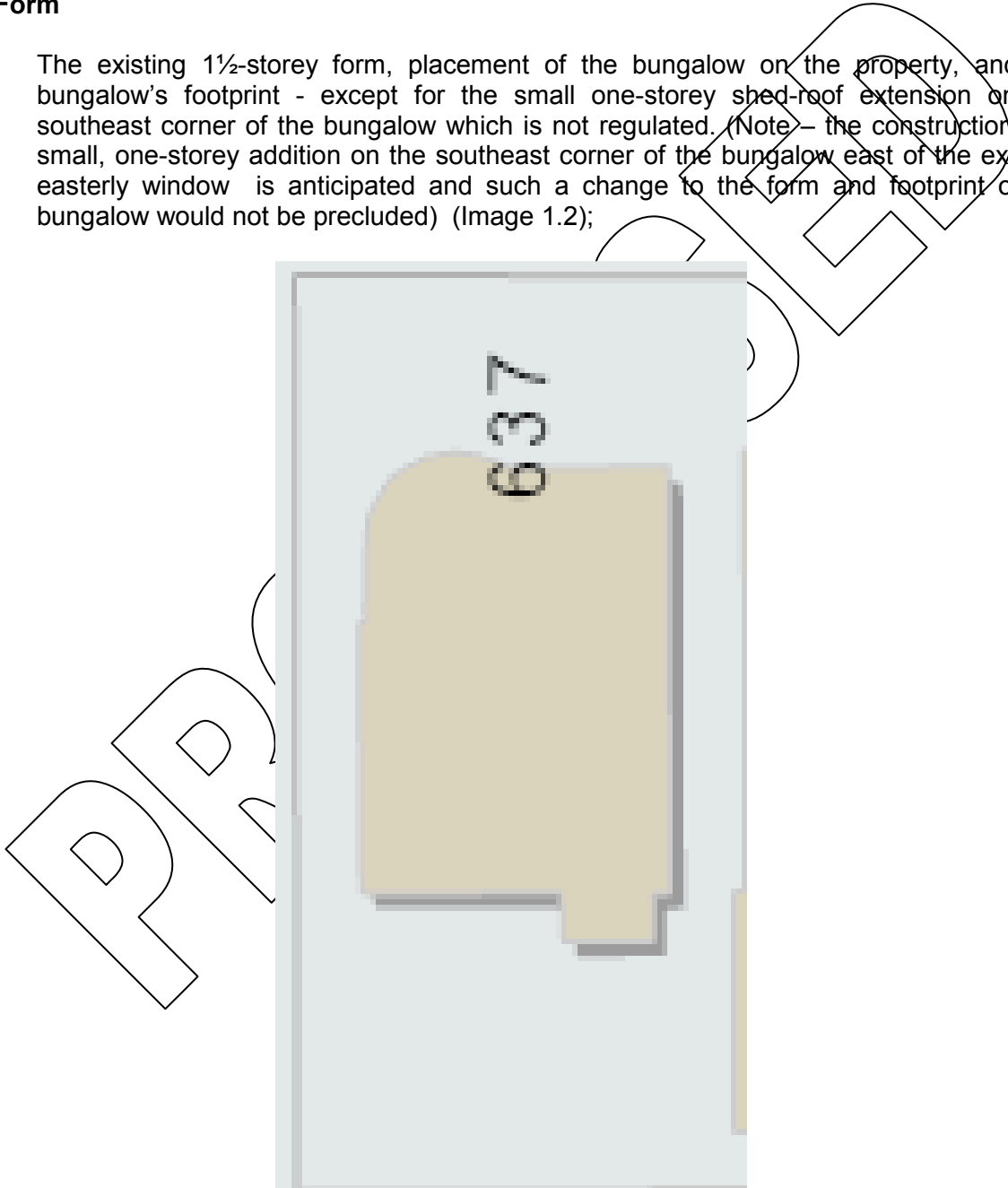
**SCHEDULE "C" TO THE BYLAW TO DESIGNATE THE BUTTERS RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE**

**REGULATED PORTIONS**

**1.0 Form**

**1.1**

- The existing 1½-storey form, placement of the bungalow on the property, and the bungalow's footprint - except for the small one-storey shed-roof extension on the southeast corner of the bungalow which is not regulated. (Note – the construction of a small, one-storey addition on the southeast corner of the bungalow east of the existing easterly window is anticipated and such a change to the form and footprint of the bungalow would not be precluded) (Image 1.2);



(Image 1.2: footprint and placement of the bungalow on the property)

**2.0 North Façade**

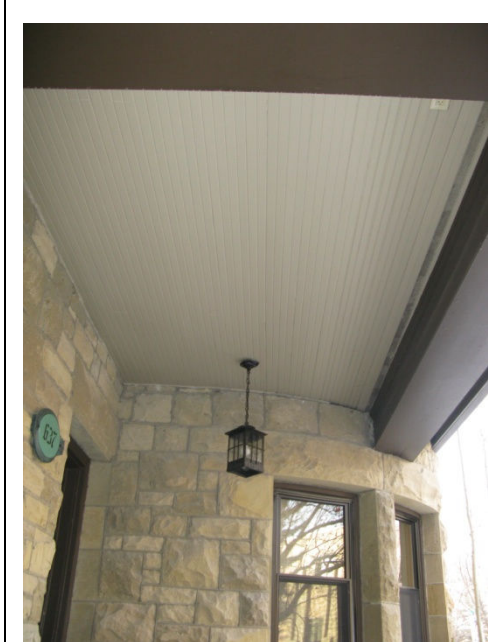
**2.1**

- Rough-faced sandstone finish laid in irregular courses comprising lower-storey walls, foundation, stair walls and verandah column; half-timbered and rough-cast-stucco upper storey and dormer (Photo: 2.2);
- Integral, half-width front verandah with a wooden tongue-and-groove ceiling and open balcony above with rough-cast-stucco balustrades (Photos: 2.2, 2.3); and
- Fenestration (design and arrangement of window openings); central doorway; shed-roof dormer with French windows; leaded-glass staircase window sash (Photos: 2.2, 2.4).



(Photo 2.2: North Façade)





(Photo 2.3: Wooden, tongue-and-groove verandah ceiling)



(Photo 2.4: An example of a leaded-glass staircase window sash.)

PROPOS

**3.0 East Façade**

**3.1**

- Rough-faced sandstone finish laid in irregular courses comprising lower-storey walls and foundation; half-timbered and rough-cast-stucco upper storey with overhanging gable and associated decorative band of moulding (Photos: 3.2, 3.3); and
- Fenestration (design and arrangement of window openings); leaded-glass staircase window sash; and foundation doorway; (Photos: 3.2, 3.3).



(Photo 3.2: oblique view from the North of East Façade)



(Photo 3.3: oblique view from the South of East Façade)

**4.0 West Façade**

**4.1**

- Rough-faced sandstone finish laid in irregular courses comprising lower-storey walls and foundation; half-timbered and rough-cast-stucco upper storey with overhanging gable and associated decorative band of moulding (Photo: 4.2); and
- Fenestration (design and arrangement of window openings); (Photo: 4.2).



(Photo 4.2: Oblique view from the North of the West Façade.)

**5.0 South Façade**

**5.1**

- Rough-faced sandstone finish laid in irregular courses comprising lower-storey walls and foundation; half-timbered and rough-cast-stucco upper storey comprising a continuous dormer (Photo 5.2); and
- Fenestration (design and arrangement of window openings); doorway opening (Photo 5.2).



(Photo 5.2: view of South Façade

**6.0  
Roof/Roofline**

**6.1**

- Gambrel roof with overhanging gables (with decorative mouldings), a front shed-roof dormer and rear shed-roof continuous dormer; 8 internal sandstone chimney; wooden, tongue-and-groove soffits (Photos 2.2, 3.2, 3.3, 4.2, 5.2);

**7.0 The Land**

**7.1**

- a) The 311.73 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character.

PROPOSED

**SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE BUTTERS RESIDENCE 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	Parks	Canada	National	Office
Planning, Development and Assessment	25	Eddy		Street
Department	Gatineau,			Quebec
P.O. Box 2100, Stn. M, #8117	Canada			
Calgary, Alberta, T2P 2M5	K1A 0M5			